# Development Management - Delegated Officer Report

**Application Number: AWDM/1812/18 Recommendation – Approve**

**Site: 43 Berriedale Drive, Sompting, Lancing BN15 0LE**

**Proposal: Demolition of existing garage and construction of proposed single storey side extension.**

**Date of site visit:** 17.01.2019

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application relates to a semi-detached bungalow located on the northwest side of Berriedale Drive, and situated close to a bend in the road. The property has a detached garage in the gap between the dwelling and the neighbouring property no. 45.

The proposal seeks permission to demolish the detached garage and construct a single storey flat roof side kitchen extension measuring 2m x 6.975m x approx. 3m high.

The extension will be level with the rear of the bungalow and set back from the front elevation. A gap of approx. 1m will be created to the side of the extension, which because of the angle of the boundary will be approx. 2m at the rear of the extension.

**Relevant Planning History**

**AWDM/1324/17** Single storey rear extension to west elevation.
**Approved 6.11.2017**

**Consultations:** None

**Representations**

Sompting Parish Council: Support the planning application

**Relevant Planning Policies**

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

**Planning Assessment**

**Principle**

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

**Visual amenity**

The proposed attached flat roof extension will have a false pitch to the front, which because of the bend in the road, and the fact that the extension will be set back from the front elevation of the dwelling, means that from the street the roof will appear to have a low pitched roof.

The extension will be set away from the side boundary with no. 45 and thereby will benefit this property and the street scene, by providing the visual gap as the existing garage has a pitched roof and is positioned quite close to the boundary.

**Residential amenity**

The proposed extension will not affect the joined section of the semi-detached dwelling and will be viewed by no. 45 to the north.

The extension will have 2no. high level windows within the side elevation facing towards no. 45, but the cill height of these windows will be 1.7m in height, thereby will not result in any material overlooking onto the neighbouring property. Further there is a fence approx. 2m high between the properties which will additionally diffuse any direct overlooking.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No other windows etc. in north elevation

**Is recommendation contrary to letter(s) of representation? N**

**Informatives**

1. Approved without amendment

Case Officer: Eve Hearsey Date: 13 February 2019

Authorised by: Peter Barnett Date: 13 February 2019