Development Management - Delegated Officer Report

Application Number: AWDM/0019/22 Recommendation – APPROVE

Site: 7 Berriedale Close, Sompting, BN15 0JJ

Proposal: Proposed single storey rear extension

Date of site visit: 24.02.2022 - Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

The application seeks permission for a single storey rear extension, shown to measure 5m deep x 7.185m wide x 2.9m high. The extension will have a flat roof plus 2no. rooflights within it.

As the land to the rear of the extension is lower, the extension will have a set of steps leading off the proposed new room.

Berriedale Close is a cul-de-sac and no. 7 is located at the southern end of the Close, and is a hipped roof, semi-detached bungalow. The street comprises semi-detached bungalows and many of them have had extensions, including hip to gable roof extensions, and/or dormers and/or rear extensions.

Relevant Planning History

AWDM/0012/22 Front extension with flat roof. **Withdrawn 28.02.2022**

AWDM/0014/22 Front dormer with hip to gable roof extension **Current**

Consultations: None

Representations:

Sompting Parish Council: No objection

Objections to original plans showing 6m depth: 4 and 8 Berriedale Close:

- Extension too large, especially in conjunction with the other proposals on the site
- 6m extension and no steps shown down from extension
- Plans are inaccurate and roof would be higher in order to accommodate adequate ceiling height and required roof construction

- Side wall would be imposing on neighbouring property, blocking out light
- A fair development of the property would be all of the roof extensions and a reduced ground floor rear extension
- Rear extension would be out of scale and proportion to the existing house
- Would extend beyond neighbouring conservatory
- Excessive loss of existing garden space
- Garden is a valuable resource for bird/wildlife
- Out of character with neighbouring properties
- Loss of garden does not fit in with local plan for supporting the environment
- There should be an internal step down into the extension, none is shown on the plans
- Overlooking
- Overshadowed

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

Planning Assessment

Principle
The proposal comprises upgrading a residential property 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 surrounding area.

Visual and Residential Amenity

The proposal relates to a rear extension and will have little if any visual effect on the street scene. It will though be viewed by the neighbouring residential properties from the rear of their gardens.

The proposal has been reduced in length by 1m from the original submission and now is looking for a 5m deep extension. This distance is now considered reasonable given that it will only be some 500mm deeper than the existing rear extension. However, it is acknowledged that the existing extension is not a full width extension and thereby the proposal will be more visual from the adjoining property no. 8.

No. 8 has a rear conservatory extension, which is some 3.5m deep,and is positioned close to the mutual boundary with no. 7 and has windows which overlook no. 7. The proposed extension will indeed close the gap that currently exists between the two properties, but this is not considered unreasonable given that a less deep rear extension which would be permitted development would result in the same outcome.

The proposed 5m extension would extend beyond the neighbours conservatory by some 1.5m and there will be some afternoon shadowing to no. 8, but this would not be considered to be an unacceptable degree of shadowing, and it complies with guidance in the DM Standard which states that extensions should not project more than 3.5m beyond neighbouring properties where they are within 1m of the boundary.

The distance of some 1.5m (being the point beyond the rear conservatory) will be readily viewed from no. 8, and a boundary fence of 2m could be put in place on the mutual boundary without the need for planning permission, therefore there will be some 900mm of the proposal which will be viewed above the boundary and this portion of new building is not considered to be resulting in unacceptable harm to the neighbouring property.

The neighbour to the west, no. 6, is separated from no. 7 by some 7m and no. 6 has an intervening garage between them and the proposal, thereby they will not be materially affected by the development.

Concerns have been expressed by the neighbouring property that the plans have been drawn incorrectly, i.e. showing the extension as being not high enough to accommodate the roof as required by Building Regulations. However, the plans are being judged on their own merits, and should the extension need to be higher, then it would be open to the applicants to submit a further application for such an amendment.

The remaining rear garden following the development would be over 10m in length, which is acceptable.

It is considered that, on balance, the proposal for the 5m rear extension would be acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
1: 250 Location Plan
1: 500 Block Plan
1:500 Proposed Block Plan Rev A
PA 01 ~ Existing Ground Floor Plan & Existing Roof Plan
PA 02 ~ Existing Elevations
PA 03 Rev A ~ Proposed Ground Floor Plan & Roof Plan
PA 04 Rev A ~ Proposed Elevations

2. Standard 3 year time limit
3. Materials to match existing
4. No windows on east elevation facing no. 8

Informatives:

1. Approved following amendments

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Eve Hearsey Date: 11.03.2022

Authorised by: Peter Barnett Date: 11 March 2022