Development Management - Delegated Officer Report

Application Number: AWDM/0100/14 Recommendation – Approve

Site: **28 Berriedale Drive, Sompting, Lancing, West Sussex BN15 0LE**

Proposal: **Front dormer (Hip-to-gable roof extension and rear dormer to be constructed as permitted development)**

Date of site visit: 7 February 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip-roofed bungalow on the east side of Berriedale Drive. It is proposed to construct a small flat-roofed dormer measuring 2m wide, 1.6m high and 2m deep on the front roofslope. A hip to gable roof extension and large flat-roofed box dormer at the rear are to be constructed as permitted development.

Relevant site history

None relevant

Consultations

Sompting Parish Council: Support the application

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 dormer is of a modest size which will not dominate the roofslope. There are many examples in the street of similar dormers and it will not appear out of character in the street scene.

Residential amenity

The front dormer will not result in any harm to residential amenity.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 25 February 2014

Authorised by: Gary Peck Date: 26 February 2014