Development Management - Delegated Officer Report

Application Number: AWDM/0393/21 Recommendation – APPROVE

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

Proposal: Proposed conservatory to rear.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is positioned on the west side of Berriedale Drive close to a bend in the road, and is a semi-detached bungalow dwelling with an existing rear extension across the full width of the bungalow. There was also a detached side garage which has been demolished and replaced by a side extension.

The street scene comprises predominantly semi-detached bungalows and many properties within the street have undertaken rear extensions of some form.

Proposal:

The application seeks permission to provide a single storey rear conservatory extension measuring some 3m deep x 5m wide x approx. 3.1m high.

Representations: None received

Consultations: Sompting Parish Council: No objection

Relevant History:

AWDM/1812/18 Demolition of existing garage and construction of proposed single storey side extension. **Approved 14.02.2019**

AWDM/1324/17 Single storey rear extension to west elevation. **Approved 06.11.2017**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

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 surrounding area.

Visual & Residential Amenity

The proposed conservatory will be situated behind an existing extension at the rear of the property and therefore will not be readily viewed from the street scene.

Its design is complementary to the existing built form and therefore will not be out of character with the existing dwelling.

It will be sited some 3m from the boundary from its neighbouring property no. 43 Berriedale Drive, with the dwelling of no. 43 being sited a further approx. 3.5m from the boundary. This distance of some 6.5m is considered to be an acceptable separation distance between the buildings so as not to result in material overlooking.

The distance between the proposed conservatory and the mutual boundary to no. 41 is approx. 5.8m, which is considered an acceptable distance so as not to result in material overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 23.04.2021

Authorised by: Peter Barnett Date: 23 April 2021