Development Management - Delegated Officer Report

Application Number: AWDM/0220/20 Recommendation – Approve

Site: 37 Berriedale Drive, Sompting, Lancing BN15 0LE

Proposal: Demolition of existing conservatory and construction of single storey rear extension and raised patio.

Date of site visit: 18.03.2020

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 is in a poor state of repair appearing to have been left for several years. There have been extensions added to the rear in a very makeshift fashion, and extensions added to previous extensions. The original chimney looks in a dangerous condition and a lot of the wood on the dwelling and sheds appear to be quite rotten. The garden too is very overgrown and tangled.

The proposal seeks permission to demolish the existing extensions and chimney, and replace with a single storey rear extension measuring some 4.2m deep and across the full width of the bungalow approx.8.7m, it will have a flat roof to a height of approx. 3.3m to natural ground level which is sloping down from the front at the rear. A roof lantern is also shown over part of the roof, above the proposed kitchen.

Relevant Planning History: None

Consultations: None

Representations: Sompting Parish Council: No objection to the 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 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 dwelling and its surroundings.

Visual amenity

The proposed extension and general works to the existing bungalow will bring the dwelling back into use, as it can be seen that it has not been occupied and/or worked on for some while, and is clearly in a bad condition.

The garden too was in a very overgrown state and at the time of the site visit it was being cut back and cleared. There did not appear to be any trees of any significance within the garden.

The proposed depth of the extension will be some 4.02m which is over the suggested extension depth as stated within the SPG regarding extending and alterations to dwellings, but it is not as deep as the layers of rear extensions that have been existing on the site for some years. It is true that it will be up to the boundary with the adjoining dwelling no. 39, but they have existing extensions with one of them being up to the boundary with the application site.

The neighbours extension that is to the boundary with no. 37 is approx. 2.3m in depth and the proposed extension will be approx. 4.2m making it approx. 2m deeper than the neighbouring extension, but in view of what has been on the application site for many years together with the fact that the main extension to no. 37 is some 6m in depth, it is not considered that the proposed extension would result in a material loss of visual amenity to no. 37

Residential amenity

The proposed extension could affect the residential amenities of both the neighbouring residential properties no.'s 37 and 39 Berriedale Drive.

It is clear that both neighbours have lived next to the poor conditions of the existing dwelling for many years, which included the 'stacked' rear extensions. Therefore it is considered that the proposed works, including the demolition and construction of the new extension, would provide a much improved outlook for the neighbours.

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 side elevations

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

Informatives

1. Approved without amendment

Case Officer: Eve Hearsey Date: 27.03.2020

Authorised by: Peter Barnett Date: 27 March 2020