Expiry Date - 16/10/2014

Development Control – Delegated Officer Report

Application Number: AWDM/1182/14 Recommendation – APPROVE

Site: 77 Berriedale Drive Sompting Lancing West Sussex

Proposal: Conservatory attached to rear extension

Date of site visit: 28/8/14

Neighbours checked: Y/N

Additional neighbour notifications: Y/N

Proposal, Site and Surroundings

The application property is a semi detached bungalow on the west side of the road on a corner plot. It has front and rear roof dormers and a single storey flat roofed rear extension. The neighbouring property to the south has a single-storey rear extension with a blank wall facing the north east boundary and this dwelling and the adjoining property to the north of no. 77 are separated from no. 77 by 1.8m high blockwork walls and additionally on the north side, a trellis fitted above the wall.

The proposal is to add a rear conservatory on the southern portion of the rear facing elevation of the extension of the property. This will be chamfered in plan under a pitched roof. It will be 3.5m deep and 2.8m high (max). French doors will face north.

Relevant site history

None relevant although a rear extension and front and rear dormers have been added.

Consultations

Sompting Parish Council:

Concern over closeness to boundary on sw side and recommend obscure glazed windows on that side.

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:

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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. Normally, extensions with an overall depth of over 3.5m are not generally approved in this District but in this instance there are certain contextual reasons for this being considered an exception.

Visual amenity

The proposal will not be easily visible from the public realm not being of large proportions and being largely concealed on the back of the dwelling and would not therefore disrupt the street scene. The structure will otherwise be typical of this form of addition and would not be markedly detrimental to the character of an already much altered dwelling even though it will effectively be an extension upon an extension.

Residential amenity

The conservatory will not impose visually upon either neighbouring properties by reason of its relatively concealed position given the layout of the dwellings the rear ‘blind’ walled addition on the property to the south west and effective boundary enclosures. Whereas French doors are proposed facing the common boundary with the dwelling to the north, the wall and trellis will serve to effectively afford adequate protection from overlooking. The conservatory would not overshadow either property significantly as it will be largely glazed and sited where little direct sunlight will be intercepted in any material way for the purposes of homes either side. Nonetheless especially given the comment from the Parish Council, it would be advisable for the south west elevational windows to be obscure glazed.

Adequate residual garden space would remain.

Recommendation

APPROVE

Subject to Conditions:-

1. Time limit
2. Obscure glazed window to sw elevation
3. Approved plans

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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: L Simmons Date: 1/10/14

Authorised by: J Morin Date: 02.10.2014