Development Management - Delegated Officer Report

Application Number: AWDM/0099/14 Recommendation – Approve

Site: 7 Berriedale Drive, Sompting, Lancing West Sussex, BN15 0LE

Proposal: Single storey rear extension

Date of site visit: 27 February 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow on the west side of Berriedale Drive. It has been extended across part of the rear by way of a flat-roofed single storey addition and a small conservatory and the application is proposing to demolish the conservatory and continue the extension along to the full width of the property. It will measure 5.8m wide, 4m deep and 2.9m high with a flat roof to match the height of the existing extension with materials to match.

Relevant site history

None

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 extension is at the rear of the dwelling and will have no impact on the street scene. It is of a modest scale and will not harm the character of the dwelling.

Residential amenity

The extension will project as far as an existing extension at the rear of the attached property, no. 5, and will consequently have no adverse impact on that property's light or outlook. To the north, the adjoining property will be screened from the proposal by the existing extension at no.7.

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: 28 February 2014

Authorised by: Gary Peck Date: 3 March 2014