Expiry Date:

Development Management – Delegated Officer Report

Application Number: AWDM/0393/25 Recommendation – APPROVE

Site: 86 Berriedale Drive, Sompting, BN15 0LD

Proposal: Single storey rear extension.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is positioned on the east side of Berriedale Drive in Sompting and is a hipped roof, semi-detached bungalow within an area characterised by semi-detached bungalows. The site backs onto playing fields relating to Sir Robert Woodard Academy School.

The bungalow has a small, flat roof rear extension and a large annexe building is positioned at the rear of the garden.

Many of the bungalows within the street have rear extensions most of them are quite large. Many of the properties also have roof dormers.

The site is not a Listed Building or within a Conservation Area.

Proposal

The application proposes

- Removal of the existing rear extension and replace with a wider extension across the full width of the bungalow;
- The width of the extension is shown to be 9.192m wide x 4.8m deep (south elevation), 3.85m (north elevation) x 3.254m high;
- New window, plus a set of bifold doors to the rear elevation (east);
- Roof lantern set in a central position to be approx. 700mm high from the roof.

Expiry Date:

Relevant Planning History:

AWDM/0744/20 Hip to gable roof extension to north elevation, rear dormer to east roofslope, 2no. front rooflights and re-roofing of existing roof with grey tiles; single storey rear extension (resubmission of AWDM/1773/19).
Approved 17.07.2020

AWDM/1773/19 Hip to gable roof extension to north elevation, rear dormer to east roofslope, 2no. front rooflights and re-roofing of existing roof with grey tiles; single storey rear extension.
Approved 13.01.2020

Consultations: None

Representations: Sompting Parish Council:
Customer made comments in support of the Planning Application.

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The proposal will be to remove the existing small rear extension and replace with a larger full width extension.

The proposal will be marginally larger than the previously approved rear extension (AWDM/0744/20), i.e. approx. 300mm longer. The height of the proposal will also be higher than previously approved, and will be set above the eaves into the rear roofline of the bungalow. This is due to requirements from the Building Regulations for new build extensions to have warm roofs; the construction will have a deep layer of insulation within the roof.

The proposal will be to the north of no. 84 and thereby there will be little effect from the increase in the extension over what has previously been approved.

The neighbour to the north (no. 88) does not have a window directly facing the proposed extension and there are no windows proposed to the side elevation. A condition restricting future windows in the side of the extension would be appropriate.

Expiry Date:

There are no properties to the rear of the extension, other than the existing annexe within the garden of the application site.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 29.05.2025

Authorised by: Peter Barnett Date: 29 May 2025