P.E 12/7/07. Expiry 8/8/07

Development Control – Delegated Officer Report

Application Number: ADC/0351/07 **Recommendation – Permit Application**

Site: **19 Berriedale Drive Sompting Lancing West Sussex**

Proposal: **Single storey infill extension to rear**

The Application

The site is located within the built up area of Sompting. A semi detached bungalow with an existing loft conversion with velux windows to the front elevation and a rear flat roof dormer. The property has hard standing to the front for off street parking and a front garden area.

The street comprises of semi detached bungalows some of which have been altered with loft conversions, front and rear dormers of various sizes and styles. The layout of the street is very uniform with a definite building line and the properties all have long rear gardens all of similar size and dimensions.

Permission is sought to add a single storey flat roof extension to the rear north side of the building. There is an existing flat roof rear extension and this extension will fill in the space between the side of the existing extension and the flank side wall of the property. The extension proposed is 4.3 metres deep, 2.9 metres wide and 3 metres high with a flat roof. The extension will provide space for a larger kitchen

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Polices and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result

in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

The extension is to the rear of the property and therefore will not be visible within the street scene. Due to the 'infill' nature of the extension it is not considered that the extension will be visible from No. 17 the attached property to the south. The occupiers of no. 21 to the north, which is not attached to the application site will be able to view the extension from their rear garden however this will not be detrimental to the visual amenities of the occupiers of the adjacent properties or the area in general.

Residential Amenity

The main property to be affected in this case is No. 21 Berriedale Drive to the north of the site. In between these properties there is a shared access to the rear of the properties. As existing there are windows ~~which~~ on the side elevations of both properties which face onto this access way. The side windows on the southern elevation of No. 21 are not positioned in line with the proposed rear extension and therefore there would be no loss of light or over bearing impact as a result of the extension. The proposed extension will come slightly further to the rear than the neighbouring property approximately, 2 metres, however it is not considered that this will have any adverse impact on the residential amenities of the occupiers of the adjacent property.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)

Case Officer..... V Barber ..... Date... 12/7/07

CJ 16.7.07