Development Management - Delegated Officer Report

Application Number: AWDM/0019/22 **Recommendation – APPROVE**

Site: **7 Berriedale Close, Sompting, BN15 0JJ**

Proposal: **Ground floor rear extension (Retrospective application)**

Date of site visit: 24.02.2022 & 28.09.2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

The application is part retrospective and it seeks permission for a single storey rear extension, shown to measure 5.3m deep x 7.2m wide x 3.1m high. The extension has a flat roof plus 2no. rooflights within it. The width of the extension will be the full width of the house.

The rear garden land of the extension is lower than the finished floor level of the extension, and thereby there is a set of steps leading off the new room down to the rear garden.

The garden land has been levelled off awaiting to be turfed and there is a paved path along the side to the rear of the garden next to the boundary with no. 8. The garage next to the bungalow has been rebuilt as an outbuilding, which has full sized glazed doors to the rear elevation. There has also been a swimming pool dug and concreted with a path around it which links to a patio area behind the outbuilding, there is also a path of the same pavers next to the mutual boundary with no. 6.

Berriedale Close is a cul-de-sac and no. 7 is located at the southern end of the Close, and is a semi-detached bungalow. The street comprises semi-detached bungalows and many of them have had extensions, including hip to gable roof extensions, and/or dormers and/or rear extensions.

Relevant Planning History

AWDM/0019/22 Proposed single storey rear extension **Approved 11.03.22**

AWDM/0014/22 Front dormer with hip to gable roof extension **Approved 04.04.22**

AWDM/0305/22 LDC for proposed rear dormer **Granted 04.04.22**

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

Planning Assessment

Principle
The proposal comprises upgrading a residential property 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 surrounding area.

Visual and Residential Amenity

The proposal relates to a rear extension which has previously gained planning permission (AWDM/0019/22 refers). However, during construction the extension has increased in height by 200mm and increased in depth by 300mm (the width has a very marginal increase of 15mm).

The property originally had a rear extension which was very close to being 5m deep, but it was across approx. half the width of the dwelling, whilst the approved extension is across the full width. The existing extension was not as high as the current extension, and the reason for that is that internally, there were a couple of steps down into that room, whereas the newly built extension has a finished floor level to be the same as the existing rooms within the bungalow. The amended floor level is for health and safety reasons.

The plans that were submitted for the approved scheme, then as now, had as part of the documents, a plan of the existing extension which clearly identified the internal steps.

No. 8 has a rear conservatory extension, which is some 3.5m deep, and is positioned close to the mutual boundary with no. 7 and has windows which overlook no. 7. The extension as built, is not approx. the same width as permitted by the existing permission.

The extension as permitted would have extended beyond the neighbours conservatory by some 1.5m, but now extends approx. 1.8m out from the neighbouring conservatory. However, it is considered that the impact of the extension to that property will not be by such an additional amount that would result in unacceptable harm.

The same is said for the increase in height by 200mm, being the increase in roof insulation together with the requirement for the internal level flooring.

The neighbour to the west, no. 6, is separated from no. 7 by some 7m and no. 6 has an intervening garage between them and the proposal, thereby they will not be materially affected by the small increase in length.

It is considered that, on balance, the proposal for the slightly enlarged rear extension, would be acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Materials
3. Windows

Informatives:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 04.10.2022

Authorised by: Peter Barnett Date: 4 October 2022