Development Management - Delegated Officer Report

Application Number: AWDM/1724/19 Recommendation – Approve

Site: 95 Berriedale Drive, Sompting, Lancing, BN15 0LD

Proposal: Demolition of existing rear extension. Construction of hip to gable roof extension with 2no. pitched roof dormers to front elevation and rear dormer and single storey rear extension

Date of site visit: 15.11.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow positioned on the west side of Berriedale Drive. The bungalow has already been extended and has a flat roof rear extension together with a separate conservatory style extension.

The locality comprises predominantly semi-detached bungalows many of which have been extended; indeed both immediate neighbours to the application site have rear extensions, with no. 97 having a pitched roof rear extension. No. 93 has an approx. full width extension as well as a further conservatory extension at the application site.

The proposal seeks permission to remove the existing extensions and:-

1. Construct a near full width flat roof extension, with 2no. roof lanterns. The plans state that the rear extension measures 5m in depth x 9.115m wide and the height is approx. 2.7m (3.2m to the top of the roof lanterns);
2. A hip to gable roof extension;
3. 2no. front pitched roof dormers;
4. Rear, near full width, flat roof dormer.

Relevant Planning History: None

Consultations: None

Representations:
Sompting Parish Council: No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

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

1.

The proposed ground floor extension relates to the rear of the property and as such is not readily viewed from the street scene. The proposed depth of the extension at 5m, will be on the face of it quite large, indeed it is greater than the 3.5m specified within the Adur Local Plan SPD 'Extensions and alterations to dwellings', but, an aerial photo clearly shows that there are other dwellings within Berriedale Drive that have deep single storey ground floor extensions. The proposal thereby will not be out of character to its surroundings.

The rear extension at no. 93 has a solid wall to the side elevation, but the conservatory extension off of the rear extension, has glazing and a side glazed door all directly overlooking the application site.

The rear extension at no. 97 has a window which looks directly over the fence onto the application site.

2.

The hip to gable roof extension will not result in any unacceptable overshadowing or overbearing onto the neighbouring properties no.'s 93 and 97, indeed no. 97 has already undertaken a hip to gable extension (albeit with a Sussex hip roof). Others too have undertaken a hip to gable roof extension. Thereby the hip to gable roof extension will not be out of character with the street scene.

3.

The 2no. front pitched roof dormers will marry well with the neighbouring property at no. 97 which has 2no. small pitched roof dormers, as well as at No.85.

4.

Rear full width flat roof dormer – the rear dormer measures some 9m wide x 2.4m high x 3m deep, with 3no. windows, 2no. of which will relate to bedrooms. It is large and dominates the roofslope. However, it is clear that many properties within Berriedale Drive have large rear dormers, thereby the proposal will not be out of character.

Residential amenity

The immediate neighbours, no.'s 93 and 97 would be the ones who could be affected by the proposal. However, currently both of these properties have large ground floor extensions and both have windows overlooking the application site. The side elevation of the proposed ground floor extension will not have any windows and a condition maintaining this situation would be appropriate.

The dormers are not considered to demonstrably affect the neighbouring properties by way of overlooking, and again the windows condition could be enlarged to embrace the dormers, i.e. to restrict windows in the side cheeks of the dormers without permission for the LPA

Therefore, it is considered that the proposal will not result in any material harm onto the neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows in side elevation of the ground floor extension or the cheeks of the dormers.

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

Informatives

1. Approved without amendment

Case Officer: Eve Hearsey Date: 04.12.2019

Authorised by: Peter Barnett Date: 5 December 2019