Development Management – Delegated Officer Report

Application Number: AWDM/1324/17 Recommendation – APPROVE

Site: 43 Berriedale Drive, Sompting, BN15 0LE

Proposal: Single storey rear extension to west elevation.

Date of site visit: 15.09.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached bungalow which has existing rear flat roof extensions, and a detached, pitched roof garage. The property has a long rear garden.

The locality comprises predominantly semi-detached bungalows.

Consent is sought to provide a single storey rear extension which will replace the existing conservatory. The extension will have a glazed roof lantern and will have glazed doors to the rear elevation.

The proposed extension will measure approx. 5.4m wide x 3.8m deep x 2.9m high (3.4m to top of the glass lantern).

Consultations: None

Representations: Sompting Parish Council – *"Customer made comments in support of the planning application."*

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan (2016) Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the Conservation Area.

Residential Amenity

The rear extension will be replacing an existing conservatory and will be approx. 300mm from the boundary with the neighbouring attached semi. It will though be higher than the existing conservatory but it will be approx. the same height as the other existing rear extension.

The existing conservatory has all glazed elevations, but the side wall of the proposal facing no. 41 is solid, thereby eliminating possible overlooking factors. The slight increase in height will not result in unacceptable harm to the neighbour, particularly given that the extension will be to the north and will be the same height and depth as the existing extension on the application property.

The depth of the proposed extension is approx. 300mm longer than the depth of extensions as highlighted within Development Control Standard no. 4, but it is considered that the 300mm will not be demonstrably harmful, given the existing conservatory and extension.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match
4. No windows in the side elevation facing no. 41

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 03.11.2017

Authorised by: Peter Barnett Date: 3 November 2017