Development Control – Delegated Officer Report

Application Number: AWDM/0317/13 **Recommendation – Approve**

Site: **17 Berriedale Drive, Sompting, Lancing, West Sussex**

Proposal: **Single storey rear extension to replace conservatory plus new roof over kitchen**

Date of site visit: 4 April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow on the west side of Berriedale Drive. It has a flat roofed extension at the rear which it is proposed to demolish and replace with a new flat-roofed extension of greater depth and height. It will measure 3.3m deep and 3.3m high and is to be constructed using blockwork. A new roof of the same height is also to be added to the existing rear kitchen projection.

Planning History

None relevant

Consultations

Adur District Council – The Environmental Health Officer recommends the precautionary contaminated land informative

Sompting Parish Council – Support

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock 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 dwelling and its surroundings.

Visual amenity
The proposed extension will be at the rear of the dwelling and will not be visible from the street. It will match the depth and height of an existing extension at No. 19 and does not exceed the 3.5m depth recommended by the Council's DC Standard. It is considered to be acceptable in visual amenity terms.

Residential amenity

The extension will match the depth of the adjoining extension and will consequently not have any adverse effect on the occupiers of No.19 to the north. To the south, the extension will be approximately 5m from the boundary with No.15 and will not have any adverse impact on their light or outlook.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework.

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Precautionary contaminated land

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

Case Officer: Peter Barnett Date: 16 April 2013

Authorised by: Gary Peck Date: 16 April 2013