Development Control – Delegated Officer Report

Application Number: AWDM/0967/19 Recommendation – APPROVE

Site: 76 Berriedale Drive, Sompting, BN15 0LD

Proposal: Proposed infill extension to south east corner.

Date of site visit: 27.06.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is a detached bungalow situated on the east side of Berriedale Drive, close to a bend in the road. The property has been extended at the rear and because the rear garden land is lower than the bungalow, there are steps that lead down from the bungalow. These steps are in a circular formation and impede the ground floor walking area within the garden, specifically close to the existing outbuilding.

There is also a covered area to the boundary with no. 74. No. 74 is on lower land than the application site and therefore the rear patio of the no.76 overlooks the land of no. 74.

No. 74 has a shed to the boundary with the application site, and the boundary wall comes to the eaves of the shed.

Proposal

The application seeks permission for a small single storey rear extension to come off the existing kitchen. The extension will measure approx. 2.8m wide x 1.6m deep x 3.3m high. The roof will have a false pitch which will obscure the lower flat roof.

Consultations: None

Representations: Sompting Parish Council:

Customer made comments in support of the application

Relevant Planning Policies

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

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

The existing property is higher than its neighbour no. 74 and thereby is clearly visible, as too is the existing rear patio and the steps leading down from it next to the neighbour.

The proposed extension will be no longer or wider than the existing bungalow, and there will be no windows in the side elevation facing no. 74. In order to construct the extension the concrete circular steps will need to be removed, which will be of benefit to the neighbour no. 74.

Residential Amenity

The properties that could be affected by the proposal are the direct neighbours either side i.e. no.'s 74 and 78. There are no residential properties to the rear.

As the extension will be no deeper than the existing elevation of the property, no. 78 will not be affected by the proposal.

No. 74 will be able to view the extension, but as it will only be approx. 1.6m deep it is not considered that it will materially impact onto their existing residential amenities. A condition requiring precluding windows in the side elevation without the submission of a planning application will be appropriate. Further, the loss of the steps to the side will also benefit the amenities of the neighbouring property.

Recommendation

APPROVE

1. Standard time limit
2. Approved plans
3. Materials to match existing
4. No windows in the side elevation facing no. 74

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 01.08.19

Authorised by: Jo Morin Date: 05.08.2019