Development Management - Delegated Officer Report

Application Number: AWDM/0638/20 Recommendation – Approve

Site: 37 Berriedale Drive, Sompting, BN15 0LE

Proposal: Non-material amendment to approved application AWDM/0220/20 to decrease number of bi-fold doors at rear from 5no. to 4no.

Date of site visit: Viewed on Google Maps and visited previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted in March this year for the demolition of the existing conservatory and the construction of a single storey rear extension and a raised patio.

The property is a semi-detached hip-roofed bungalow on the northwest side of Berriedale Drive, and the original dwelling was in a poor condition. Part of the rear extension was to include a set of 5no. glazed bifolding doors across a large part of the rear elevation (west)

This application seeks approval for non material amendments to reduce the number of glazed doors from 5no to 4no., and therefore the width of the space the doors would occupy, thereby allowing a section of wall between the back door and the bifolding doors.

Relevant site history

AWDM/0220/20 Demolition of existing conservatory and construction of single storey rear extension and raised patio. **Approved 31.03.2020**

Consultations

None

Representations

Sompting Parish Council: Customer made comments in support of the planning application

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (February 2019)

Planning Assessment

The amendment will not alter the size of the extension but will only change the physical appearance of the rear elevation by reducing the amount of glazing.

It is not considered that there will be a material impact on the visual or residential amenities of the locality.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drg No. 20/01/1a	Proposed Floor Plan	Received 17.04.2020
Drg No. 20/01/2a	Proposed Sections & Elevations	Received 17.04.2020

The existing planning permission AWDM/0220/20 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drg No. 20/01/1 and 20/01/2 received 10.02.2020

Case Officer: Eve Hearsey Date: 23.06.2020

Authorised by: Peter Barnett Date: 24 June 2020