Development Control – Delegated Officer Report

Application Number: AWDM/1773/19 **Recommendation – APPROVE**

Site: **86 Berriedale Drive, Sompting, BN15 0LD**

Proposal: **Hip to gable roof extension to north elevation, rear dormer to east roofslope, 2no. front rooflights and re-roofing of existing roof with grey tiles, and single storey rear extension.**

Date of site visit: 29.11.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the east side of Berriedale Drive and is a hipped roof, semi-detached bungalow, with a small flat roof rear extension.

The street scene comprises predominantly semi-detached bungalows, many with gable end roofs, and some with front dormers and or front rooflights.

The application proposes to gable the hipped roof (north elevation); provide a flat roof rear dormer measuring approx. 7.6m wide x 2.5m deep x 2.3m high; 2no. front rooflights; and re-roofing of the roof in grey tiles.

The proposal also includes the provision of a flat roof rear extension measuring approx. 9.2m wide x 3m deep on the outside side elevation and approx. 3.9m deep next to no. 84 x 2.8m high

Planning History: None

Consultations: None

Representations: Sompting Parish Council : No objections

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

There is no objection to the proposed development for a rear single storey extension; hip to gable roof extension together with a rear dormer etc.

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 street scene will change with regards to the hip to gable end roof, however, there are other properties within the street that have already undertaken the same on their property, and it is noted that they do not detrimentally affect the character the area.

The rear extension would be approx. 3.9m in depth on the elevation next to no. 84, which would be approx. 500mm deeper than the rear extension at no. 84. Using the 45 degree rule from the centre point of the rear window at no. 84, the proposed extension will be back from the line and thereby the extension will not result in any overshadowing of that property.

The rear dormer will also not be out of keeping with the character of the locality as there are other rear dormers in existence of a similar size.

Both the introduction of front rooflights and the changing of the roof tiles do not require the submission of a planning application.

Residential Amenity

As discussed above, the rear extension will not result in overshadowing or overbearing onto no. 84.

Further the other proposed works forming this application will also not result in unacceptable loss of residential amenity to the neighbouring properties no.'s 84 or 88.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials
4. No windows in side elevation

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 13 January 2020

Authorised by: Peter Barnett Date: 13 January 2020