Development Control – Delegated Officer Report

Application Number: AWDM/0145/13 Recommendation – Approve

Site: 85 Berriedale Drive, Sompting, Lancing

Proposal: Proposed single storey rear extension

Date of site visit: 20th March 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached hipped roof bungalow within a street of similar properties, many of which have been altered and extended with alterations to the roof and rear extensions. There is an existing conservatory to the rear of the property.

Permission was originally sought for a hip to gable extension with flat roof rear dormer and with two flat roof front dormers. Also proposed was the demolition of the conservatory to the rear and the erection of a single storey flat roof rear extension the full width of the bungalow extending by 4.9 metres on the boundary with the attached bungalow and due to an existing rear projection reducing to 4 metres adjacent to southern boundary.

The proposed front and rear dormers were considered to be overly large and out of keeping in design. The front dormers were visually dominant within the street scene and considered to be detrimental. The rear extension due to its depth, proximity to the adjacent boundary to the north with the attached bungalow and the existing extension at no. 87 was considered to be unacceptable. The adjacent bedroom window at no. 87 would have been in a recess between the proposed extension and the existing extension at no. 87 this would result in loss of light and overbearing impact which would be detrimental to the occupiers and future occupiers of this property.

Amended plans have been received which show the front dormers removed and a front velux. The rear dormer has been reduced slightly to allow this and the hip to gable extension to benefit from permitted development.

The rear extension has been reduced in depth on the boundary with no. 87 to 3 metres. At a distance of 3.15 metres from the boundary the depth of the extension increases to 4.1 metres. The extension is the full width of the bungalow and is of flat roof design 2.9 metres in height.

Representations: - 1 letter has been received from the owner/occupier of no. 87 Berriedale Drive advising that they have no concerns with the proposed extension with regards to loss of light to the rear room. There is the intension to carry out a similar extension to the rear in the future.

Sompting Parish Council: - Support application

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 hip to gable extension and proposed velux window to the front will be visible within the street scene. These works are however to be carried out under the property's permitted development rights and do not form part of this planning application. The rear dormer will not be visible within the street scene and also is to be constructed under permitted development.

The proposed rear extension is not visible within the street scene. It is a subservient extension which will be in-keeping in scale with the existing bungalow. There are other similar flat roof extensions within the locality and the proposed extension would therefore not be out of character.

Residential amenity

The main properties to be affected by the proposed extension are no. 87 the bungalow attached to the north and no. 83 to the south. The extension as reduced in depth on the boundary with no, 87 is considered to be acceptable. It has been reduced to 3 metres which could be constructed on the boundary under permitted development therefore any impact that this depth extension may have would have to be considered against the impact of a 3 metre extension which could be built without planning permission. The increase in depth is also considered to be acceptable as it is 3 metres away from this boundary therefore the impact is significantly reduced from that originally submitted. The bedroom window at no. 87 will still remain in a recess however the loss of light and over bearing impact is reduced to an acceptable degree.

No. 83 to the south has a single storey flat roof extension in close proximity to the boundary with the site. There is a side window which as existing faces onto the side of the application site and shared driveway. The proposed extension will come closer to the boundary than the existing conservatory and there will be a potential loss of light to this window. It is however considered that this window is not likely to be a primary window serving a habitable room.

It receives limited light and outlook as existing and any impact would not warrant a refusal in this case.

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)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows in side walls
4. Approved plans Drawing no. 12/801/01 – received 15th April 2013

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. The applicant is advised that the roof extensions including hip to gable extension and rear dormer shall be completed prior to commencement of the construction of the single storey rear extension. This is to allow the required 20cm to be achieved between the dormer and the edge of the existing roof.

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

Case Officer: Hannah Barker Date: 16th April 2013

Authorised by: Jo Morin Date: 17 April 2013