Development Management - Delegated Officer Report

Application Number: AWDM/1510/13 Recommendation – Approve

Site: 8 Berriedale Close, Sompting, Lancing West Sussex, BN15 0JJ

Proposal: Front dormer (hip to gable roof extension and rear dormer to be built as permitted development) and rear conservatory.

Date of site visit: 20 January 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip roofed bungalow at the southern end of Berriedale Close. It is proposed to construct a pitched roof dormer within the existing front roofslope, measuring 2.2m high, 2.2m wide and 2m deep.

A hip to part-gable roof extension and flat roofed rear dormer are also proposed to be constructed as permitted development.

Also proposed is a rear conservatory to measure 3.5m deep, 7.2m wide and 3.3m high with a pitched glazed roof.

Relevant site history

None

Consultations

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’
Assessment of Saved Policies (ADC 2013)
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 front dormer is of modest scale and does not dominate the roofslope. It will be similar to the dormer constructed at No.4 Berriedale Close ad will not appear out of character in the street.

The conservatory is an acceptable size and, being at the rear, has no impact on the street.

Residential amenity

The dormer faces over the road and will not harm residential amenity. The conservatory, at 3.5m deep, complies with the Council's guidance on residential extensions. It has a shallow pitched roof and, while there will be some impact on the nearest ground floor window on the rear of the attached property, that window will maintain a southern aspect and will continue to receive sunlight. The side elevation nearest the neighbour will be blank except for high level (2.1m) windows which will not cause overlooking. It is considered that these should be obscure glazed in the interests of being neighbourly. On this basis, it is not considered that the rear extension will be harmful to the amenities of the neighbouring occupiers.

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. Obscure glaze side windows
3. Approved plans

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

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.

Case Officer: Peter Barnett Date: 20 January 2014

Authorised by: Gary Peck Date: 20 January 2014