Development Control – Delegated Officer Report

Application Number: AWDM/0880/13 **Recommendation – Approve**

Site: **17 Berriedale Drive, Sompting, Lancing, West Sussex**

Proposal: **Single storey rear extension to replace conservatory plus new roof over kitchen (revision to external materials as an amendment to AWDM/0317/13).**

Date of site visit: 4 April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow on the west side of Berriedale Drive. It has a flat roofed extension at the rear. Permission was granted earlier in the year for its demolition and replacement with a new flat-roofed extension of greater depth and height (AWDM/0317/13). It will measure 3.3m deep at its southern end and 5.4m deep at its northern end (utilising the existing north wall of the existing extension for part of its length) and 3.3m high and was to be constructed using blockwork. A new roof of the same height is also to be added to the existing rear kitchen projection.

This application proposes to amend the external materials from rendered blockwork to facing brickwork.

Planning History

As above

Consultations

Sompting Parish Council – Unable to comment as it is not clear what the amendments to the materials are

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’
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

While the proposed materials will not match the rendered/pebble dashed finish to the existing building, the proposed extension will be at the rear of the dwelling and will not be visible from the street. It will match the depth and height of an existing extension at No. 19 and does not exceed the 3.5m depth recommended by the Council's DC Standard. It is considered to be acceptable in visual amenity terms.

Residential amenity

The extension will match the depth of the adjoining extension and will consequently not have any adverse effect on the occupiers of No.19 to the north. To the south, the extension will be approximately 5m from the boundary with No.15 and will not have any adverse impact on their light or outlook.

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. Approved plans

Informatives

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.

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

Case Officer: Peter Barnett Date: 15 August 2013
Authorised by: Gary Peck Date: 19 August 2013