Development Management - Delegated Officer Report

Application Number: AWDM/0018/19 Recommendation – Approve

Site: 24 Berriedale Drive, Sompting, Lancing, BN15 0LE

Proposal: Single storey rear extension (existing conservatory removed).

Date of site visit: 19.02.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow positioned on the east side of Berriedale Drive. The bungalow has already been extended and has a small flat roof kitchen extension together with a separate conservatory extension.

The locality comprises predominantly semi-detached bungalows many of which have been extended, indeed both immediate neighbours to the application site have rear extensions, with no. 22 having a deep rear extension plus conservatory.

The proposal seeks permission to remove the existing conservatory and kitchen extension and replace with a full width flat roof extension measuring approx. 4.6m in depth.

Relevant Planning History: None

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 (2019)

Planning Assessment

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 proposal relates to the rear of the property and as such is not readily viewed from the street scene. The proposed depth of the extension will be the same as the immediate semi-detached neighbour, and thereby will not result in any overlooking, overbearing, overshadowing.

Residential amenity

The immediate neighbours, no.'s 22 and 26 would be the ones who could be affected by the proposal, However, currently both of these properties have larger extensions than the application site, which will still be the case with no. 22 following the completion of the proposed extension, and no. 26 have an existing extension of the same depth as the proposal.

Therefore, the proposal will not result in any material harm onto the neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

Informatives

1. Approved without amendment

Case Officer: Eve Hearsey Date: 20.02.2019

Authorised by: Gary Peck Date: 20 February 2019