Development Management - Delegated Officer Report

Application Number: **AWDM/1870/15** **Recommendation –** Approve

Site: 57 Berriedale Drive, Sompting

Proposal: Single storey rear extension to north elevation

Date of site visit: 29 February 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached bungalow located on the north side of Berriedale Drive. The bungalow has been previously extended into the roof with dormer windows and a gable and has an existing single storey flat roofed extension and side lean-to. There is also a timber summer house and shed adjacent to the western boundary. The adjoining bungalow to the east has a rear extension and conservatory and to the west the neighbouring bungalow has been extended with a hipped roof extension set approximately 1 metre from the boundary with the application site.

Permission is sought for the construction of a single storey extension to the rear of the existing flat roofed addition. The extension would result in an overall depth of 6 metre from the original rear wall. The extension would be set in from the west side wall by approximately 2 metres. A flat roof is proposed that would match the height and design of the existing flat roof and measure 2.7 metres in height. A rooflight would protrude approximately 100mm above the roof. Matching materials are proposed.

Relevant site history
None relevant

Consultations
Sompting Parish Council supports the application.

Southern Water advises that: Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Representations

None

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), notably para 56, 64

Planning Assessment

Residential amenity
The proposed extension would extend to a similar depth to the conservatory attached to the rear of the adjoining bungalow to the east. The main outlook to this neighbouring conservatory would be from its rear windows. Having regard to this relationship there would be no significant impact to the amenities of the adjoining occupiers in terms of loss of light or outlook.

In terms of the impact on the occupiers of the bungalow to the west the extension would be set away from the boundary and would only extend a further 2 metres from the rear wall of the existing addition on this side of the rear elevation and so it would not pose any significant threat to residential amenity.

A condition is recommended for no side windows to be installed in the interests of protecting privacy.

Visual amenity
The extension is of standard design with a flat roof but would not be readily visible in the streetscene and would be similar to the design of other extensions in the vicinity of the site and would be matching the general design of the existing rear addition. The extension would not cause any significant harm to the visual amenities of the site or surrounding area.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans:
   Unnumbered drawing entitled 'Existing Ground Floor Plan' deposited 24 December 2016
   Unnumbered drawing entitled 'Existing Elevations' deposited 24 December 2016
   Drawing number JW/15/100 entitled 'Rear Extension' deposited 14 March 2016
3. Matching materials

Informative
- Southern Water Advice
- 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: Rebekah Smith Date: 15 March 2016

Authorised by: Peter Barnett Date: 16 March 2016