Development Management – Delegated Officer Report

Application Number: AWDM/1206/16 Recommendation – APPROVE

Site: 20 Berriedale Drive, Sompting

Proposal: Conservatory to be added to existing rear extension to east elevation.

Date of site visit: 27.09.16

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached bungalow with a large rear gable two storey addition to the rear. There is also a conservatory style addition to the southern side of the existing gable projection. Consent is sought for a further addition to the rear of the existing extension. A conservatory 3 metres in depth and 6.1 metres wide with a lean to roof at a maximum of 2.8 metres.

Consultations: None received

Representations: Sompting PC objects on grounds the proposals represent an overdevelopment.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension is to the rear of the bungalow and is therefore not visible within the street scene. In itself it is a modest extension however considered in relation to the already existing extensions at the bungalow the additions do amount to much development at the site. When considering development such as this it is often the case that bungalows such as this have been added to piecemeal and these works can take place without detriment to the street scene. The bungalow to the

north for example has been extended to the rear with both an extension and a further conservatory. This form of development is common place here and in principle would not warrant a refusal in this case.

Residential Amenity

The main concern is the impact upon the two adjacent bungalows, nos. 18 to the south and no. 22 to the north. No 18 is the attached bungalow. It has an existing flat roof addition. The existing conservatory and rear gable extension have the main impact upon this adjacent dwelling. However due to the position of the main gable extension set in from the boundary with no. 18 the impact is limited. The proposed addition will follow to the rear of this and will therefore be totally screened from the rear of no. 18 and therefore no greater impact will result.

To the north is no. 22. This bungalow has a rear extension and conservatory which are adjacent to the boundary with no. 20. There is an existing shed at no. 20 which will be removed prior to the commencement of works. This is currently on the boundary and will result in a less oppressive impact. The side elevations of the extensions at no. 22 are either blank or obscurely glazed and as existing project slightly further to the rear than the existing extension at the application site. The increase to an additional 3 metres is not considered to significantly impact upon the adjacent dwelling. There would be no significant loss of light, privacy or overbearing impact.

The side wall of the proposed extension is mainly solid with high level glazing. These shall be conditioned to be fixed shut and obscurely glazed to avoid any overlooking to the rear of the adjacent property.

Recommendation

APPROVE

1. Standard time limit
2. Materials to match.
3. Obscure glazing and non openable windows to north elevation.
4. Approved drawings.

Informative

1. Proactive statement no amendments

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

Case Officer: Hannah Barker Date: 4th October 2016

Authorised by: Jo Morin Date: 07.10.2016