Development Management - Delegated Officer Report

Application Number: **Recommendation – Refuse**
AWDM/0038/17

Site: **60 Fircroft Avenue**

Proposal: **First floor rear extension to north elevation**

Date of site visit: 6 February 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises a semi-detached two storey dwelling located on the north side of Fircroft Avenue on the corner at its junction with Lewis Road to the west. This is a prominent position in the street being highly visible to the front, rear and side elevations from Fircroft Avenue and Lewis Road. There is some variety in the streetscene with bungalows to the west and north but with some other similar or matching terraced or semi-detached dwellings existing to the east and opposite on the south side of the street.

The house at No.60 has been extended previously with a two storey rear projection to the western side and single storey element infilling adjacent to the boundary with the adjoining dwelling to the east.

Permission is sought for a first floor extension over the existing ground floor rear addition and adjoining the side of the two storey rear projection. The extension would measure 2.95 metres in depth, 2.4 metres and width and would have a flat roof up to 5.8 metres in height. The extension would be finished in render.

Relevant site history
L/63/89 – Part single and part two storey rear extension. Approved 01.06.1989

Consultations
Lancing Parish Council – no objection

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’
Adur Submission Local Plan Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Residential amenity
The main impact would be to the occupiers of the adjoining dwelling to the east at No. 58, and with the extension being relatively remote from other properties.

At No.58 there is a modest rear lean-to conservatory that extends to almost its full width. The existing rear extension at No.60 extends a further 1 metre approximately beyond this and at a higher level, adjacent to the common boundary. The proposed extension at first floor level at almost 3 metres in depth and adjacent to the boundary would be unneighbourly, resulting in an overbearing sense of enclosure and loss of light to the neighbouring occupiers. Furthermore, this projection at first floor level would be contrary to the Council's Development Control Standard No. 3 which advises that 'Two storey (or first floor) rear extensions that are within 1 metre of a side boundary with an attached dwelling, should normally be no deeper than 2.0m, extensions abutting the boundary, will not normally be permitted.'

Visual amenity
Whilst it is noted that there is some variety in the street including some large and unsympathetic flat roofed dormers to bungalows to the north and west, the design of the rear extension would appear awkward, with the flat roof set above the main eaves height and shrouding part of the eaves of the existing extension. This would not integrate well into the existing building which is designed with a hipped roof. This element would be readily visible in the streetscene given the prominent corner positioning of the site.

Recommendation

REFUSE

For the following reasons:

The proposed first floor rear extension would, by reason of its size and proximity to neighbouring properties, represent an unneighbourly and overbearing form of development, harmful to the amenities of neighbouring occupiers, notably in terms of an increased sense of enclosure, and loss of light. Furthermore, having regard to the poorly integrated roof design, the proposed extension would represent an incongruous addition to the building and wider streetscene given its prominent corner positioning. The proposal is therefore contrary to saved policies AG1 and AH7 of the Adur District Local Plan, Policy 15 of the Adur Submission Local Plan supplementary planning guidance in Development Control Standard No.3 'Extensions and Alterations to Dwellings' and the relevant policies of the National Planning Policy Framework.

Informative:

- The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the

opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

- Drawings

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

Case Officer: Rebekah Smith Date: 13 March 2017

Authorised by: Peter Barnett Date: 13 March 2017