Expiry Date - 06/11/2014

Development Control – Delegated Officer Report

Application Number: AWDM/1067/14 Recommendation – APPROVE

Site: 44 Fircroft Avenue Lancing West Sussex BN15 0NW

Proposal: Single storey rear extension

Date of site visit: 12/09/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises a an end of terraced 2-storey house and rear garden on a corner plot on the north side of the road. The land rises to the north. The house has been extended to the west over two storeys with a hipped roof addition. The dwelling has a single-storey flat roofed rear extension. Permission is now sought to build an infill single-storey extension on the side of the rear addition and the rear of the house. It will be of matching materials and windows and a door on the rear / north side and windows on the west elevation.

Relevant Planning History

The following applications have been permitted:

L/159/96/TP/16629 - screen wall (1.8m high) on west side boundary (to Rossiter Road)
L/14/82/TP/4047 - Two storey extension to side of house.
L/131/85/TP/2693 - Single-storey extension to rear.
L/159/86/TP/2097 - Two-storey side extension.

Consultations Lancing Parish Council: No objections.

Representations None received.

Relevant Planning Policies and Guidance

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

The proposed upgrading of the housing stock is acceptable in principal.
The main issues are visual amenity and neighbour amenity.

Expiry Date - 06/11/2014

Visual Amenity

The infill extension will be modest in proportions and by virtue of its matching materials and deign, and by aligning in depth and height with the existing rear extension and continuing the west side elevation of the dwelling, it will form a logical and compatible form of addition in terms of the design of the host dwelling. Also, the extension will be too modest in scale to cause any harm to the street scene.

Neighbour Amenity

The nearest neighbouring property liable to be affected in any way is 1 Rossiter Road, the dwelling to the north. This property and the application site have garages positioned at the common boundary and these will serve to obscure the view of the addition from this neighbouring property. Also no. 1 Rossiter Road has no principal habitable room windows in the facing south side elevation. There will result no material increased harm to the amenities of this property therefore by way of any loss of privacy, light or outlook.

Recommendation

Approve subject to the following conditions:

1. Time Limit
2. Materials to match
3. Approved Plans: drawing nos. 01, 02, 03, 04, 05, 06, 07, 08 and 09 received 11/09/14.

Informatives

1. 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 any representations? N

Case Officer signed: L Simmons Date: 21/10/14

Authorised and signed by: J Morin Date: 23.10.2014