Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approved**
AWDM/1426/12

Site: **53 Fircroft Avenue, Lancing, West Sussex, BN15 0NR**

Proposal: **Proposed two storey and single storey rear extension**

Date of site visit: 4th December 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey mid terrace dwelling on the southern side of Fircroft Avenue in north Lancing.

Permission is sought for a two storey and single storey rear extension to the dwelling. The original submission was for a 3.9 metre deep single storey rear extension with a 2.9 metre first floor extension. The extension was shown as being 6 metres wide. The applicant's agent was advised that the proposal could not be supported due to the impact on the neighbouring dwelling to the west, no. 55 Fircroft Avenue. The extension would be within 1.2 metres of the boundary. The Council's Development Control Standards state that a first floor extension abutting the boundary should not exceed 2 metres in depth. In the light of this guidance it was considered that at 2.9 metres within 1.2 metres of the boundary would result in a loss of light and overbearing impact to the adjacent property.

The revised plans show the ground floor extension as originally submitted. The first floor addition is reduced to 2.7 metres in depth and is set in by 2.1 metres from the boundary. It is 5 metres in width.

The extension will provide a lounge at ground floor and an additional bedroom at first floor.

Consultations

Lancing Parish Council: No objection.

Representations: - No third party representations have been received.

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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in 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 extension is to the rear of the dwelling therefore it is not considered that there will be any adverse impact on the street scene. The reduction in depth of the first floor extension brings it in line with an adjacent two storey extension at no. 51 to the east. This improves the visual appearance of the building from that originally submitted which extended slightly further to the rear than the existing extension.

The extension as amended is considered to be subservient to the main dwelling. Materials will be used to match existing and this will be conditioned. The hipped roof design is in keeping with the main dwelling and matches the adjacent extension.

Residential amenity

No. 51 to the east has the existing two storey extension with conservatory attached. The two storey extension will be inline with no. 51 and the ground floor extension is not as deep as the existing conservatory adjacent. It is not considered that there will be any loss of light or overbearing impact as a result of the proposed extension on the amenities of no. 51. A condition is attached to ensure that no windows or openings are to be inserted in the side walls of the extension therefore there will be no loss of privacy or impact on the existing conservatory.

No. 55 to the west has not been extended to the rear. The first floor extension is 2.1 metres from the boundary and the ground floor is 1.2 metres. In the light of the reduction in depth of the first floor additional and it being moved further from the boundary it is not considered that there will be any adverse impact in this case.

As stated above the Council's Development Control Standards state that a first floor extension is acceptable on the boundary up to 2 metres in depth. In the light of this the proposed extension is considered acceptable.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in west or east side wall of the extension other than those shown on the approved plans.
4. Permission relates to approved plans:
   Drawing No: 2610-01 Rev C Date Received: 13th December 2012
   Drawing No: 2610-02 Rev A Date Received: 13th December 2012

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Hannah Barker Date: 17th December 2012

Authorised by: Jo Morin Date: 18 Dec 2012