

Expiry: 16/1

Development Management - Delegated Officer Report

Application Number: AWD/1472/25

Recommendation – Approve

Site: 12 Fircroft Avenue, Lancing

Proposal: Single storey rear extension

Date of site visit: 5/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is a semi detached bungalow which has been extended into the roof with a raised gable and large rear dormer. It also has a dual pitched roof rear extension.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no known flood risk.

Permission is sought to add a 4 metre deep rear extension which is 3.4 metres wide, less wide than the existing rear extension. It is 2.5 metres high to eaves and 4.1 metres to ridge. Matching materials are proposed.

Relevant Planning History

L/64/95 -Rear extension. Granted.

Consultations

Lancing Parish Council: supports the application.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (December 2024)

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Planning Assessment

Principle

The proposal involves upgrading 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.

Residential amenity

The existing extension is 3.5 metres deep. It sits off the boundary with No. 10 by 2.7 metres. No. 10 is unextended at rear ground floor. The overall depth of the combined rear extensions would be 7.5 metres. It would extend no closer to the common boundary with No. 10.

No. 10 is to the south. It is not considered that the extension would result in any loss of light and nor would it be overbearing to those at No. 10.

The site has an outbuilding on the northern boundary with No. 14. The proposed extension leaves this outbuilding in situ and is otherwise 5 metres off this shared boundary. Again, it is considered that no significant harm will occur.

Visual amenity

The extension is to the rear and acceptable in design terms.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

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.

Case Officer: MOK

Date: 6/1/26

Authorised by: Peter Barnett

Date: 6 January 2026