Expiry Date - 27/03/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0126/12 **Recommendation – APPROVE**

Site: **38 Fircroft Avenue Lancing West Sussex BN15 0NW**

Proposal: **First floor extension over part of existing ground floor extension at rear**

Neighbours checked: N

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace two storey dwelling on the north side of Fircroft Avenue. It has an existing single storey rear extension across the entire width of the property to a depth of 4m. The rear garden steps up to higher ground. The attached dwelling has a shallower rear extension while the property to the east is a detached bungalow which projects further to the rear than, and is immediately on the boundary with, No.38.

It is proposed to construct a two storey extension over part of the existing ground floor extension to a depth of 4m. It will be 4.6m wide and will be flush with the east side of the dwelling, extending from the existing ridge level. The extension will then step in by 2.4m before returning to the western edge of the existing ground floor extension. At the point closest to the boundary with the attached dwelling, the extension will be 1.7m deep.

It is to be finished in painted render and concrete interlocking tiles to match the existing dwelling and will contain no side facing windows. A new window is proposed in the existing east side wall of the dwelling at first floor level, but it is to be obscure glazed.

Consultations

Lancing Parish Council: No objections. They consider that the proposal would enhance the appearance of the building

Representations

No representations received

Relevant Planning Policies and Guidance

neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-

1. Time limit
2. Materials to match existing
3. No windows to be formed in east and west side walls of extension
4. Approved plans

Is recommendation contrary to any representations? N

Case Officer signed: Peter Barnett Date: 1 March 2012

Authorised and signed by: [redacted] Date: 1/3/12