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1/8/07.

Development Control – Delegated Officer Report

Application Number: ADC/0336/07 **Recommendation – Permit Application**

Site: **8 Fircroft Avenue Lancing West Sussex BN15 0NL**

Proposal: **Single storey rear extension**

The Application

The site is located within the built up area of Lancing, a single storey, semi detached bungalow located within a street of bungalows of various styles and designs, some with loft conversions and dormers. To the front of the property is a garden area with hard standing to the side of the property.

Permission is sought to add a single storey rear extension which comprises of two parts. Adjacent to the boundary with no. 6 Fircroft Avenue the attached bungalow a flat roof addition is proposed which will be in place of an existing lean-to conservatory however the proposed extension will be 0.9 metres deeper, a total of 3.5 metres. This will bring the northern side of the rear elevation in line with the existing other half of the rear elevation. The other part of the extension is to be attached to the flat roof extension extending from the other side of the rear elevation nearest to no. 10. This part of the extension has a hipped gable roof and is 3.5 metres deep, 4.5 metres wide with a maximum height of 2.1 metres. The rear extension is to provide a kitchen and living room

Consultations and Representations

Lancing Parish Council: - Original Plans – Objection to the proximity of the development to the adjoining neighbours property.

Third Parties: - No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity and Character of Existing Dwelling

The proposed extensions are to the rear of the property and therefore are not visible within the street scene. The hipped gable combined with the flat roof design is in keeping with the character and appearance of the existing building and the scale and size of the extensions do not dominate the existing dwelling house.

Residential Amenity

The main property to be effected in this case is no.6 Fircroft Avenue attached to the application site. The flat roof part of the extension will be built up to this boundary. The original proposal showed this part of the extension extending 2 metres further to the rear than the existing lean-to conservatory at no. 6 and 4.2 metres in total. It was considered that this relationship was unacceptable and detrimental to the residential amenities of the occupiers of this property. The existing lean-to conservatory at no. 6 is recessed due to the southern part of this property as existing extending further to the rear by approximately 5 metres, the extension is proposed to be built up to the boundary at 2.8 metres in height exceeding the height of the existing 1.8 metre fence.

Amended plans were therefore submitted which reduced the flat roof extension to only protrude 0.9 metres further than the conservatory at no.6 and 3.5 metres in total. This proposal is more acceptable and there will be no adverse impact on the residential amenities of the occupiers of no. 6 Fircroft Avenue.

No. 10 Fircroft Avenue to the north of the site is not attached and there is a boundary fence screening the rear of these properties. It is not considered that there will be any loss of light or over bearing impact as a result of the proposed gable extension. There are no windows proposed on the side elevation of this extension that would cause any overlooking, to the neighbouring property.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)
3. C14Ai

Case Officer.....Y Barker.....Date...19/7/07

Head of Planning and Community.....[signature].....Date...26/7/07....

Chair of Planning Committee.....A. J. Mills.....Date...26/07/07.

R .. AH7 ... DEV. .

CJ 23/7/07