Development Management - Delegated Officer Report

Application Number: AWDM/1260/21 Recommendation – APPROVE

Site: 3 Fircroft Avenue, Lancing, West Sussex

Proposal: Single storey rear extension

Date of site visit: 10th August 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an attractive two storey cottage style property with a thatched roof. It is semi detached and is sited on the corner of Manor Road and Fircroft Avenue, North Lancing within the Conservation Area. The application property fronts Fircroft Avenue with the attached dwelling 30 Manor Road fronting Manor Road to the south. The dwelling house has a front, side and rear garden due to the orientation of the building and there is a detached garage/outbuilding to the rear, north of the dwelling house.

The current application seeks consent for a single storey in fill extension between an existing two storey projection and the boundary with the attached dwelling. It is to the rear of the dwelling on the north side. It is proposed at 3.3 metres in depth with a flat roof design and roof light with bifolding doors. Materials are as detailed on the plans, grey flat roof with grey roof light and timber cladding to soffit overhang.

It should be noted that an application has also been submitted for a single storey extension at the attached dwelling no. 30 Manor Road (AWDM/1262/21) and the applicants intend to carry out the build as a single development. The plans show a party wall between the two extensions continuing beyond the rear of the extension adjoining the original boundary wall.

Lancing Parish Council: - No comment

Consultations

Adur District Conservation Advisory Group: - Approve

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 16, 17

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises 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 including the impact upon the character and appearance of the Conservation Area.

Visual amenity and Impact upon Conservation Area

The proposed extension is to the rear of the property it is modest in scale and is sited within a recessed area. It will not be visible within the street scene or impact upon the surrounding Conservation Area. The extension will be subservient to the main dwelling and does not detract from its historic character and appearance. The materials to be used are in keeping giving a contemporary addition to the building.

Residential amenity

The main property to be affected is no. 30 Manor Road the attached dwelling. There is a high level boundary wall between the properties as existing. As stated above the proposal has been designed in conjunction with the proposed single storey extension at the neighbouring property, the plans show a joint party wall. If the full development at both properties is carried out then the extensions will be alongside each other of almost matching depth. Therefore there will be no loss of light or overbearing impact to either occupiers. The applications are separate and therefore there is the possibility that one consent could be implemented without the other due to various circumstances beyond planning control. If this did take place it is not considered that this proposal would give rise to a detrimental impact that would warrant a refusal in this case. The neighbouring, adjacent window is in a recess facing north however there is also a large front, south facing window serving this room. There is also already a high wall running along the boundary. Therefore any loss of light as a result of the extension would not be significant in this case. The extension in this case be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials as detailed on approved plans to include single ply membrane flat roof in grey, grey roof light and timber cladding to soffit overhang.

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: Hannah Barker Date: 24th August 2021

Authorised by: Peter Barnett Date: 25 August 2021