Expires 17/9/08.

Development Control – Delegated Officer Report

Application Number: ADC/0377/08 **Recommendation – Permit Application**

Site: **4 Fircroft Avenue Lancing West Sussex BN15 0NL**

Proposal: **Single-storey rear extension**

The Application

The application site is the western half of a pair of semi-detached thatch roofed cottages located on the corner of Manor Road and Fircroft Avenue, within the North Lancing Conservation Area. The house is finished in white render and has a pitch roofed detached garage on the west side accessed off Fircroft Avenue. A small conservatory sits off the main rear projection. Within a rear recess both attached properties have jointly added modest flat roofed extensions. To the east is the adjoining property whilst to the north is No.6 Fircroft Avenue, a bungalow that sits on higher ground.
Permission is sought to erect a 5.5 metre deep flat roofed extension in the recess between the rear projection and the boundary with the adjoining neighbour, No.28 Manor Road. The extension will extend from the existing flat roofed extension and will sit on the boundary such that it will replace the existing hedge and picket fence setup with a blank rendered wall. It will extend to meet the rear of the conservatory with a single window in the rear/north elevation only. To avoid overhanging, guttering is situated behind a parapet wall.

Consultations and Representations

Third Parties

No.28 Manor Road has stated that they are aware of the Council's requirement for such extensions to be no greater than 3.5 metres in depth however in this instance they raise no concern with the depth being 5.5 metres directly on their boundary.

Contributors

Lancing Parish Council raise no objection.

ADCAG raise no objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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'

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 should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. DC standard No.3 'Extensions and Alterations to Dwellings' states that, on semi-detached properties, single storey rear extensions which abut a common side boundary with an attached dwelling should normally be no deeper than 3.5 metres.

Visual Amenity
The extension will sit in the recess between the main rear projection and the boundary with the attached dwelling. It will therefore not be visible from the street. It is designed to continue the flat roofed style of the existing rear infill extensions common to both dwellings in that it will have a flat roof and white rendered walls. As it sits on the boundary with No.28 the existing hedging and picket fencing that forms this boundary will be lost and replaced by a long 5.5 metre deep wall. Given that the proposed extension is out of sight from the street it is not considered that it will negatively impact on the character of the cottages or the wider streetscene.

Residential Amenity
The main concern is with regard to the impact the extension will have on the amenity of No.28. This property has its main rear facing lounge window close to the common side boundary with the applicant's property. The current outlook is dominated by soft boundary hedging, most of which will inevitably be replaced with the 5.5 metre long wall. Under the terms of the above policy AH7 and DC Standard it is considered that the extension's large depth will oppress and overdominate the outlook from No.28, and should be reduced to the standard 3.5 metres. A supporting statement has though been received from the neighbours at No.28 stating that they are fully aware of the impact the extension will have on their outlook and the reasons for the Council's 3.5 metre ruling. They have explicitly stated that they are not concerned by the 5.5 metre depth of this proposal. Given this statement it is considered that in this instance it would be acceptable to relax the 3.5 metre ruling as it clearly has the agreement of both parties.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Eiv '...the east wall...'

Case Officer:.....

Date: 11/9/08

12/9/08