Development Management - Delegated Officer Report

Application Number: AWDM/1165/17 Recommendation – Approve

Site: 58 and 60 Fircroft Avenue, Lancing

Proposal: Demolition of existing conservatory to no 58 and construction of two storey rear extension and includes first floor extension to 60 Fircroft Avenue

Date of site visit: 31 August 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a pair of semi-detached dwellings on the north side of Fircroft Avenue. No. 58 has a conservatory at the rear while No.60 has a part 2 storey/part single storey rear extension. Permission was sought earlier in 2017 for a first floor extension over the ground floor at the rear of No.60 but this was refused due to the harmful impact that this would have on the amenities of the occupiers of No.58. In order to overcome this concern, the respective owners have decided to submit this joint application which will see both dwellings having adjoining two storey extensions.

The proposal for No.58 is to construct a two storey extension measuring 3.8m deep, set in from the east side by 1.5m. No.60 will extend over the existing ground floor extension to a depth of 3.15m. The extensions will abut each other.

Relevant site history

AWDM/0038/17 - First floor rear extension to 60 Fircroft Avenue – refused

Consultations

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies

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’
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

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.

Visual amenity

The extensions are at the rear of the buildings but will be visible from Lewis Road to the west. However, they will be seen in the context of the existing two storey extension at No.60 and will not cause unacceptable visual harm. They will have pitched roofs and are considered to be visually acceptable.

Residential amenity

The extension at No.58 will project 0.8m beyond the rear of the extension at No.60 but this marginal distance will not cause a loss of light or outlook for those occupiers.

To the east, No. 56 has a single storey rear extension and is separated from the site by a shared driveway. The proposed extension is set in from the side of No.58 by 1.5m. There will therefore be sufficient separation between the extension and No.56 to avoid any loss of light or outlook to that property. Proposed side windows are high level and can be required to be obscure glazed by condition.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. East side windows to be obscure glazed
5. To be carried out as a single development

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: Peter Barnett Date: 5 September 2017

Authorised by: Gary Peck Date: 5 September 2017