Expiry 24/8/07

Development Control – Delegated Officer Report

Application Number: ADC/0395/07 **Recommendation – Permit Application**

Site: **35 Fircroft Avenue Lancing West Sussex BN15 0NW**

Proposal: **Single storey rear extension**

The Application

The application site contains a terrace house located on the southern side of Fircroft Avenue. A small garden shed appears to have previously been erected to the rear of the dwelling under the terms of permitted development.

The applicant now proposes construction of a single storey rear extension measuring 3.5m x 6.5m (22.75m^2) in area containing an expanded living area and downstairs toilet. The extent of the extension corresponds to the extent of an existing raised concrete patio area located to the rear of the existing dwelling.

Fircroft Avenue consists predominantly of double storey terrace houses with gable end roofs, with single storey bungalows located further along the road to the east. A number of nearby residences have had similar rear extensions including both adjoining No.'s 33 & 37 Fircroft Avenue.

Consultations and Representations

Council has received no correspondence with respect to the proposal.

Relevant Planning Policies and Guidance

West Sussex Structure Plan:	LOC 1	(Locational Strategy)
	DEV 1	(High Quality Development)
Adur District Local Plan:	AG 1	(General)
	AH 7	(Extensions & Alterations for Householders)
Development Standard No.3:	Extensions & Alterations to Dwellings	

Planning Assessment

The Appearance
Whilst the depth of the extension is slightly longer than that on the adjoining properties, and the roof will connect to the building slightly higher than the addition on either adjoining property, the size and scale of the extension do not detract from the existing dwelling. Furthermore, the materials chosen (cream rendered walls & red tile profile sheet metal roof) generally match those utilised on the existing dwelling and the size of the rear garden will remain well in excess of Council's adopted development standards.

Effects on Neighbours
Despite the additional depth of the proposed extension and differing pitch of the roof, any impact on either adjoining residence in terms of overshadowing or overlooking is likely to be negligible.

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12E ii The rendering & painting of the external walls and the colour of the roof shall, prior... ...match in colour those of the existing...

Case Officer: D. Reynolds

Date: 26/7/07

CS 1/8/07