Expiry Date - 23/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/1002/11

Recommendation – Approve Application

Site: **34 Fircroft Avenue Lancing West Sussex BN15 0NW**

Proposal: **Single storey rear extension**

The Application

The application property is a semi-detached bungalow on the corner of Fircroft Avenue and St James Avenue. It has a large plastic-clad conservatory-type extension at the rear which it is proposed to remove. A flat-roofed extension, which the existing conservatory wraps around, is also to be demolished, as is part of the original bungalow, a part-hipped projection at the rear.

It is proposed to construct a flat-roofed extension measuring 4.3m wide, 5.3m deep and 3m high with a raised rooflight in the centre of the flat roof. Attached to this extension a further extension is proposed replicating the part-hip design of the part of the existing building to be demolished, but projecting further to the rear by 1m.

The property lies on a hill and the rear garden rises to the north.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

Third Parties

No representations received

Relevant Planning Policies and Guidance

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' PPS1 'Delivering Sustainable Development (ODPM 2005)

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Planning Assessment

Policies

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. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The extension is 5.3m deep at its deepest point, which considerably exceeds the 3.5m specified in the DC Standard. However, the existing conservatory already projects 6.3m into the garden and the proposal will therefore result in a reduction in the amount of built form on the boundary. The development will improve the overall appearance of the property and there is no objection in terms of the impact on visual amenity.

Residential amenity

As explained above, the extension results in a reduction in the depth of the extension on the boundary with the attached bungalow. While there will be an increase in height of approximately 0.5m, it is not considered that the proposal will unduly harm the amenities of the adjoining occupiers. That property has a rear conservatory to a depth of approximately 3m and the proposed extension at No.34 will project only 2.3m beyond that.

To the west, No.36 is a detached bungalow which has been considerably extended almost up to the boundary with No.34. The application bungalow is angled towards No.36 and there will be some closing of the gap between the dwellings at the rear. However, there are no side windows which will be affected by the proposal and it is not considered that any loss of residential amenity will occur.

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Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Eii
3. This permission relates to the following approved plans received 28 November 2011:
   Location Plan
   Drawing No. 211/428/2 (Location Plan, Site Plan, Proposed Roof Plan)
   Drawing No. 211/428/3 (Proposed Elevations and Floor Plan)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 20 January 2012

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