Expiry Date – 1/6

Development Control – Delegated Officer Report

Application Number: AWDM/0577/20 Recommendation – Grant

Site: 50 Fircroft Avenue, Lancing

Proposal: Two storey rear extension to North elevation (existing conservatory removed)

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: Via Google/applicant's photos

Site and Surroundings

This application relates to an end of terrace house on the north side of Fircroft Avenue. The property has a single store rear conservatory. These houses are on slightly higher ground than the road with a narrow green bank up to footpath level. The site itself is on higher ground to the semi detached house to the east.

Both adjoining properties have two storey rear extensions.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought to replace the rear conservatory with a two storey rear extension. The extension measures 4 metres in depth and has a matching eaves height as the main house. The ridge line is 680mm below the existing ridge.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019

Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

Both adjoining properties and No. 46 have two storey rear extensions. Two storey extensions are not out of character. The hipped roof extension proposed has an acceptable appearance.

Neighbour amenity

No. 52, to the west, has a flat roofed two storey rear extension measuring approximately 2.8 metres in depth. The proposed extension will have no significant impact on No. 52 as it is only 1.2 metres deeper.

No. 48, which is the other side of the shared driveway, has a two storey rear extension which is 2.8 metres deep closest to the site and which then extends out to 4 metres in depth. The proposed extension is set off the shared boundary by 1.5 metres with an overall separation in excess of 3 metres. Again it is not considered that any significant harm will occur to occupiers of No. 48.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. No side windows

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: Date: 21.5.2020

Authorised and signed by: Gary Peck Date: 21 May 2020