Development Management - Delegated Officer Report

Application Number: AWDM/0080/21 Recommendation – APPROVE

Site: 48 Fircroft Avenue, Lancing, BN15 0NR

Proposal: Single storey side extension to west elevation together with two storey rear extension.

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the north side of Fircroft Avenue, Lancing, and is a two storey, 1930's style, semi-detached dwelling. The main section of the dwelling is positioned with a roof ridge running east-west; and there is a rear two storey hipped roof section with a ridge that runs north-south. There is a further flat roof rear two storey section positioned between the main front section and rear hipped roof section, this two storey section has a further dormer type structure constructed above it. The property is on slightly lower land than its neighbour at no. 50.

The street scene comprises predominantly two storey dwellings in semi-detached and terraced form, many of which have been extended by way of rear extensions and or roof extensions.

Proposal:

The application seeks permission to 'square' off the property by way of:-

- Single storey ground floor side extension
- Two storey rear extension with flat topped hipped roof

Representations:

Lancing Parish Council: No objection

Consultations: None

Relevant History:

LU/76/05/TP Two storey rear extension **Approved 17.05.2005**

AWDM/0577/20 Two storey rear extension to north elevation (existing conservatory removed) **Approved 25.05.2020** (No. 50 Fircroft Avenue)

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

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 surrounding area.

Visual Amenity

The rear extensions of the application will not be readily viewed from the street, as the roof will be no wider or higher than the existing roof, and the side elevation will be the same as the existing side elevation.

The single storey side elevation will be viewed from the street, but at it is in line with the front elevation, it will not be overdominant from this view point

Residential Amenity

The side elevation will be viewed from the neighbouring property, no. 50, which has a glazed conservatory extension at the rear. However, they have recently secured planning permission for a 4m rear two storey extension. This extension will be no closer to the mutual boundary with no. 48 than the existing house elevation, and therefore will maintain the approx. 1.5m separation to the boundary.

The proposal for no. 48 has the single storey side element going very close to the mutual boundary. The two storey element of the proposal will be some 1.4m from the shared boundary, thereby will be no closer than the existing dwelling to the boundary. It is thereby considered that the proposal will not result in demonstrable loss of existing residential amenity to no. 50.

The two storey extension at no. 50 other than a first floor bathroom window, shows no windows on the side elevation, and a condition restricts further windows in the side elevation without approval from the LPA. A reciprocal condition can be applied to the current application for any approval.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informative:-

1. Approved without amendments.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 13.04.2021

Authorised by: Peter Barnett Date: 13 April 2021