# Development Management – Delegated Officer Report

**Application Number: AWDM//085725 Recommendation: APPROVE**

**Site: 28 Third Avenue, Lancing, West Sussex**

**Proposal: Removal of existing side extension and conservatory. Construction of single storey side and rear extension.**

**Date of Site Visit: 22nd July 2025**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings**

The application site is an end of terrace, two storey dwelling within a street of similar properties. There is an existing single storey, lean to side extension the full depth of the property and a conservatory to the rear of this extension which wraps around to the rear of the house.

Consent is sought for these extensions to be removed and a wider and deeper wrap around, single storey extension to the side and rear of the house providing a bedroom and ensuite to the front and utility and dining room to the rear. Amended plans have been received showing a dummy pitch roof, the original plans showed a flat roof design which officers considered to be unacceptable. Render and tiles are to be used to match existing.

**Representations: -** None received.

**Lancing Parish Council: -** Resolved to support

**Relevant Planning Policies**

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

**Planning Assessment**

**Principle**

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

**Visual amenity**

The existing dwelling being end of terrace is clearly visible within the street scene. There are public views from the front, side and rear. The extension will be visible within the street scene but it is considered that, with the dummy pitch roof, the extension will be a low level, subservient addition which although visible will not have a harmful visual impact. It replicates a similar addition opposite where a double garage has been added to the side of the dwelling. That is a larger scale, more prominent development than that proposed here.

**Residential amenity**

Due to the position of the extension it will be visible from adjacent dwellings, however the main impact will be upon the attached dwelling. There is an existing single storey extension at this neighbouring property built up to the boundary. There is spacing between the boundary and the proposed extension which is 3.5 metres in depth. The proposal complies with Development Management Standard No. 2 and will not cause loss of light, outlook or privacy to the adjacent occupiers. There is a side window, however this faces onto the blank side elevation of the neighbouring extension.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 2nd September 2025

Authorised by: Peter Barnett Date: 3 September 2025