

Expiry: 15/7

Development Management - Delegated Officer Report

Application Number: AWDM/0608/26

Recommendation – Approve

Site: 20 Pratton Avenue, Lancing

Proposal: Demolition of existing rear conservatory and replacement with proposed ground floor rear extension.

Date of site visit: 19/6

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The property is a semi detached hipped roof bungalow on the east side of Pratton Avenue. There is rear garden access on the south side.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no known flood risk.

Permission is sought to remove an original store and later conservatory and to erect a rear extension measuring 4.95 metres in depth with a 700mm deep roof overhang, the same depth as an extension at No. 22, to the north. It is set in from the flank wall by 500mm. It is flat roofed with two steps up from garden level and two dome lights.

Relevant Planning History

None.

Consultations

Southern Water: No objection. Informatives recommended.

Lancing Parish Council: supports the application.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (December 2024)

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Planning Assessment

Principle

The proposal involves 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 dwelling and its surroundings.

Visual amenity

The extension exceeds the height of the eaves but this is unavoidable given the change in levels to the garden and modern construction requirements. It is to the rear and set in from the flank wall. It will not be harmful to visual amenity.

Residential amenity

No. 22 has a rear extension and overhang to a very similar scale. No. 18, to the south has a similar depth extension but off the boundary and various outbuildings on the shared boundary. The common side passage and extension set in from the flank means the extension will be 2.5 metres to the north side of No. 18.

No significant loss of light or outlook will occur.

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. 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.
2. SuDS drainage

Case Officer:

MOK

Date: 24/6

Expiry: 15/7

Authorised by:

Peter Barnett

Date: 24 June 2026