

## **Development Management - Delegated Officer Report**

**Application Number:** AWDM/1492/25

**Recommendation – Approve**

**Site:** St Johns Court, Penstone Close, Lancing

**Proposal:** Application to vary Condition Number(s): 3 (materials), 6 (drainage), 7 (drainage maintenance) and 11 (landscaping) of approved application AWDM/0949/22 to allow for the commencement of demolition work before the full discharge of conditions.

**Condition 3 (materials)** - wording should be amended to "No development above slab level shall be carried out unless and until a schedule of materials..." etc.

**Condition 6 (drainage)** - wording should be amended to "Development shall not commence, other than works of site survey and investigation or works of demolition, until full details of the proposed foul and surface..." etc.

**Condition 7 (drainage maintenance)** - wording should be amended to "Development shall not commence, other than works of site survey and investigation or works of demolition, until full details of the maintenance and management of the surface water drainage system..." etc.

**Condition 11 (landscaping)** - wording should be amended to "No development above slab level shall take place until full details of all hard and soft landscaping works..." etc.

**ORIGINAL DESCRIPTION:** Erection of a three-storey side extension to the existing building and recessed roof top extension to the whole of the building to accommodate 9no. flats comprising 7no. 1-bedroom flats and 2no. 2-bedroom flats. Demolition of existing garage block, reconfiguration to existing car parking, proposed landscaping, and cycle/refuse storage.

**Date of site visit:** 27 November 2025

**Neighbours checked:** Y

**Additional neighbour notifications:** N

### **Proposal, Site and Surroundings**

The application relates to a three storey flat roofed block of flats known as St John's Court located at the southern end of Penstone Close. Planning permission was granted in June 2023 for the erection of a three-storey side extension to the existing building and recessed roof top extension to the whole of the building to accommodate 9no. flats comprising 7no. 1-bedroom flats and 2no. 2-bedroom flats. The application also included the demolition of an existing garage block, reconfiguration to existing car parking, proposed landscaping, and cycle/refuse storage.

This application seeks to vary the pre-commencement conditions to allow for demolition works to take place prior to full discharge of conditions. By

demolishing the garage block the development will be deemed to have commenced.

It is generally proposed to change the wording from “No development shall commence..” to “No development shall commence other than works of site survey and investigation or works of demolition....”

### **Relevant Planning History**

AWDM/0949/22 - Erection of a three-storey side extension to the existing building and recessed roof top extension to the whole of the building to accommodate 9no. flats comprising 7no. 1-bedroom flats and 2no. 2-bedroom flats. Demolition of existing garage block, reconfiguration to existing car parking, proposed landscaping, and cycle/refuse storage - approved

### **Consultations**

**West Sussex Highways:** No comment as no highway implications

**Public Health:** No comments

**Surface Water Drainage Consultant:** No objection

**Southern Water:** Happy to allow the change requested to Condition 6 (drainage), noting that in order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken

**Lancing Parish Council:** On the grounds of the Council's previous objections to the application and the concerns that the variations would lead to a detrimental effect on the foundations of nearby properties, it was resolved to object to this application

### **Representations**

3 objections received:

- Concerned at weakening of drainage conditions
- Will enable the development to be implemented without knowing if a drainage scheme will be workable
- Not clear if sewers can cope with additional load
- Demolition should not be permitted until full foul drainage design is completed
- Foul sewer runs directly beneath existing dwellings

### **Relevant Planning Policies**

Adur Local Plan 2017 Policies 2, 3, 15, 18, 20, 22, 28, 30, 31, 34, 36  
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'; No.2 'Extensions and Alterations to Dwellings'  
Sustainable Energy SPD (2025)  
Adur Planning and Climate Change Checklist (June 2021)

WSSC Guidance on Parking at New Developments (Sept 2020).  
National Planning Policy Framework (2024)  
Technical Housing Standards – nationally described space standard (DCLG 2015)

## **Planning Assessment**

The proposal does not change the density, scale, form or design of the proposal. Nor does it alter the fundamental planning permission. The minor variation to the wording of some of the conditions simply allows for demolition to take place before the full submission of details reserved by condition. Other minor changes to the wording of the conditions will enable the submission of details of external materials and landscaping before the development goes above slab level.

The demolition cannot take place until a Construction Management Plan has been submitted and approved and it is understood that this is to be submitted soon.

While the residents' objections regarding drainage are noted, there are no objections from Southern Water or the Council's surface water drainage consultant. Full details of drainage will still be required prior to the commencement of construction works. An informative is recommended to remind the applicant to notify Southern Water prior to demolition works being undertaken to ensure that existing infrastructure is not damaged.

## **Recommendation**

### **APPROVE**

#### **Subject to Conditions:-**

1. Approved Plans submitted with AWDM/0949/22
2. s73 time limit
3. No development above slab level shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.
4. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.
5. Hours of working: 8-6 Monday to Friday, 8.30-1 Saturdays, no working on Sundays or Public Holidays
6. Development shall not commence, other than works of site survey and investigation or works of demolition, until full details of the proposed foul and surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.
7. Development shall not commence, other than works of site survey and investigation or works of demolition, until full details of the maintenance and management of the surface water drainage system is set out in a

- site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority.
8. Car and cycle parking to be provided in accordance with the approved plans
  9. Waste storage to be provided in accordance with the approved plans
  10. Sustainability and energy efficiency measures to be provided in accordance with the approved details
  11. No development above slab level shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times.

**Is recommendation contrary to letter(s) of representation? Y**

- 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.
- In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken

Case Officer: Peter Barnett

Date: 19 December 2025

Authorised by: Jo Morin

Date: 22.12.2025