Development Management – Delegated Officer Report

Application Number: AWDM/1362/25 Recommendation: APPROVE

Site: 93 Ingleside Crescent, Lancing, BN15 8ER

Proposal: Conservatory to east elevation

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the east side of the road and the property is a two storey pitched roof property which reads as a single dwelling, but is in fact 2no. flats. No. 93 being the ground floor flat and no. 95 the first floor flat. The entrance to no. 93 is to the front (west) and the entrance to no. 95 is to the side (north). The rear garden belongs to the ground floor flat.

The street contains a mixture of semi-detached and detached properties comprising flats, bungalows and single dwellings.

Proposal:

The application seeks permission to:-

- Provide a single storey rear (east) conservatory

Relevant Planning Applications: None

Representations: Lancing Parish Council: Support

Consultations: WSP Water Management:

Following a review of the submitted information, we have no objection on surface water grounds.

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 2024

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential Amenity:

The upstairs flat will be able to view the conservatory from their rear windows. But viewing it will not compromise their existing visual or residential amenities in any material manner.

The use of the conservatory will also not be materially different to the occupants using the garden with a table and chairs etc.

Being a transparent structure the users of the conservatory could view the side neighbours, but again, it is not materially different to a user of the garden viewing the neighbours. It will not cause a loss of light or outlook to neighbours.

The conservatory thereby will be an acceptable form of development onto this property.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 10.12.2025

Authorised by: Peter Barnett Date: 10 December 2025