

Expiry: 3/4

Development Management - Delegated Officer Report

Application Number: AWDM/0113/26

Recommendation – Approve

Site: 9 Milton Close, Lancing

Proposal: Single-storey side extension connected to rear of existing garage/side extension

Date of site visit: 13/3

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an end of terrace bungalow on the south side of Milton Close, a close of bungalows. It has been extended on its east side to create a utility area linked to an original flat roofed garage. The flank of this garage is on the rear garden boundary with No.8 Milton Close.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. It is in flood zone 1 with no known surface water flood risk.

It is proposed to extend to the rear of the utility and garage to create an en-suite bedroom. The extension is 4.69 metres deep and extends to the original back wall. It is 4.5 metres wide and within 30cm of No. 8's garden boundary. It is 2.87 metres in height.

Relevant Planning History

None.

Consultations

Health: Precautionary land contamination informative requested.

Lancing Parish Council: supports the application.

Representations

7 neighbours notified. No responses 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 is to the rear of the utility and garage and will not be visible from the public realm.

Residential amenity

The only neighbours potentially affected by this extension are those at No.8. Their rear garden boundary abuts No. 9's boundary where the extension is planned. Their garden is approximately 6 metres in depth.

At this distance the extension at 2.87 metres in height will not have a significant impact on living conditions.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No east side windows

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. Precautionary Land Contamination

Case Officer: MOK

Date: 1/4/26

Authorised by: Peter Barnett

Date: 1 April 2026