

Expiry: 25/5

Development Management - Delegated Officer Report

Application Number: AWDM/

Recommendation – Approve

Site: 43 Annweir Road, Lancing

Proposal: Single storey rear extension.

Date of site visit: 29/4

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached dwelling on the east side of Annweir Road. It has not been extended. Permission is sought for a mono pitched single storey rear extension.

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 associated flood risk.

The proposed extension is 3 metres deep with an additional 600mm overhang. It is 2.3 metres high to eaves and 3.5 metres to ridge.

Relevant Planning History

AWDM/1422/20 - Demolition of existing garage and construction of single storey outbuilding. Granted

L/34/80/TP - Formation of a bedroom in the roof space. Refused.

Consultations

Lancing Parish Council: supports the application.

Representations

No response.

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 and domestic in scale and design.

Residential amenity

No. 41, to the north, has a rear extension. No. 45 is set at an angle away from the common boundary.

No neighbour harm will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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. Drainage

Case Officer:

MOK

Date: 5/5

Authorised by:

Peter Barnett

Date: 5 May 2026