Development Management – Delegated Officer Report

Application Number: AWDM/0836/25 Recommendation: APPROVE

Site: 3 Old Salts Farm Road, Lancing, West Sussex

Proposal: Single storey rear extension. Installation of weatherboard cladding to 1st floor rear of property

Date of Site Visit: 22nd July 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey dwelling within a street of properties of various styles including flats. There is an existing conservatory which will be removed. A single storey flat roof extension with roof light is proposed finished in render to match existing it is 2 metres in depth. A side window is proposed straddling the extension and the original house on the south side. The plans also show the first floor to the rear to be clad with weatherboarding. The applicant has confirmed that the colour of the weatherboarding will be grey/brown, a natural colour.

Representations: - none received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

Both the extension and the cladding will be to the rear of the property. They will not be visible within the street scene. The extension is modest at 2 metres in depth and is subservient to the main dwelling. The proposed weatherboarding will not result in any harm to the character of the building or surrounding locality. A contemporary addition which will complement the existing rendered finish.

Residential amenity

The weatherboarding will be visible from neighbouring properties however it will not result in any adverse impact.

The rear extension is replacing a larger extension however the new extension will be adjacent to the boundary with the attached dwelling. At 2 metres in depth this is well within the 3.5 metre depth stipulated by Development Management Standards. There are also single storey extensions adjacent at both properties. There will be no loss of light or overbearing impact as a result. The proposed side window on the south side will face onto the blank side elevation of the neighbouring property, therefore no loss of privacy will occur.

Subject to safeguarding conditions the proposals can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials render and brown/grey weather boarding.
4. No additional windows on the north or south elevation of the extension.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 4th August 2025

Authorised by: Peter Barnett Date: 4 August 2025