

Planning Statement

Retrospective Application for Jetty extension at 206A Brighton Road, Lancing, BN15 8LJ

Prepared for:

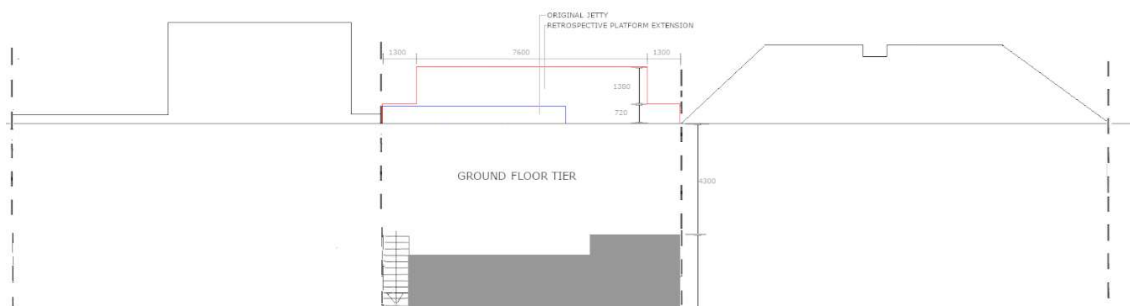
Adur and Worthing District Council

Date: November 2025

1. Introduction

This statement accompanies a retrospective planning application for the extension of a jetty at the rear of 206A Brighton Road, Lancing, West Sussex BN15 8LJ. The jetty was installed several years ago as a replacement and modest extension of a long standing pre-existing jetty. The applicants acknowledge that planning permission was not sought prior to the works and submit this application to regularise the development.

The purpose of this statement is to provide context regarding the works undertaken, to describe the design and function of the jetty, to set out relevant planning considerations, and to demonstrate that the works are appropriate in scale, design, and impact.



2. Site and Surroundings

206A Brighton Road is a residential property located on the lagoon in Lancing. The property benefits from direct water access, with a historic jetty located at the rear. The surrounding area is predominantly residential, with many properties along the lagoon featuring existing jetties of various sizes.

The site is adjacent to designated ecological features, including the Widewater Lagoon, which requires careful consideration of environmental impact for any works in the area.



3. Background and Context

A jetty has historically existed at 206A Brighton Road. The recent works involved extending the jetty modestly to 2.1 metres.

It is important to note that these works do not constitute the creation of a new jetty but a modest extension of an existing structure. Observations of neighbouring properties at 204 and 206 Brighton Road, along with numerous other jetties along the lagoon, reinforce the view that minor extensions and replacements are consistent with local precedent and the character of the area.

At the time of installation, the applicants reasonably believed planning permission was not required because:

- The structure extended an existing jetty rather than creating a new one.
- The cantilevered, removable design minimises environmental and visual impacts.
- The scale of the works is modest and smaller than many neighbouring jetties.

Observations suggest that jetty works have continued along the lagoon in recent years, with at least **48 jetties** now in existence. This reflects ongoing local practice while remaining consistent with the scale and character of existing waterfront development.

4. Description of Works

- **Extension:** The pre-existing jetty was extended by a modest amount (to 2.1 metres).
- **Removable Design:** The jetty is bolted in place and can be fully removed without damage to the lagoon or surrounding land.
- **Minimal Impact:** The jetty is cantilevered, preventing permanent contact with water or soil and ensuring minimal interference with the aquatic environment.
- **Safety and Aesthetics:** The design is proportionate to the property and consistent with the character of the surrounding waterfront.

The jetty is intended for recreational use and is designed to meet the needs of the property owners without causing harm to the environment, navigation, or neighbouring amenity.

5. Planning Policy Context

The site is subject to planning policies concerning coastal and ecological protection, including:

- **Lancing Nature Reserve and Local Wildlife Designations:** Any development must safeguard the ecological integrity of the lagoon and its surrounding habitats.
- **Local Development Plan:** Relevant policies prioritise the protection of the natural environment, residential amenity, and ensuring that development remains proportionate to its setting.

This application therefore seeks consent for the extension of an established jetty, emphasising that it represents an evolution of an existing feature rather than a new installation. The proposal is intended to align with both the spirit of the policy and the broader objectives of local planning guidance.

6. Precedent and Comparative Development

A review of neighbouring properties indicates that the immediate neighbours, 204 and 206 Brighton Road, have historically maintained jetties of significantly larger size. In addition, there are at least **48 jetties** along the lagoon, including a number of them being constructed within the past four years. This reflects an established pattern of development and an accepted approach to extensions. This demonstrates that the scale and type of structure is generally considered appropriate in the local context.

7. Planning Considerations

7.1 Environmental Impact

The jetty is removable and does not penetrate the lagoon bed, ensuring no permanent environmental disturbance. It is designed to minimise ecological impact on the Nature Reserve and waterway.

7.2 Visual Impact

The jetty is modest in scale and visually compatible with the surrounding waterfront. Its length is shorter than many neighbouring jetties, and its design avoids dominating views or adversely affecting the character of the area.

7.3 Residential Amenity

The structure has no detrimental impact on neighbouring properties. The jetty is primarily functional, used for recreational purposes, and positioned to respect adjacent property boundaries.

It should also be noted that the gardens along this section of the lagoon are largely overlooked by neighbouring properties, many of which are terraced, feature balconies without obscured glass, and have jetties without screening. There are no south-facing fences along the neighbouring properties, and the area directly opposite the gardens is a public car park. As such, the level of privacy in the gardens is limited, and the presence of the jetty does not materially reduce residential amenity beyond existing conditions.

7.4 Precedent and Consistency

The immediate neighbours and wider lagoon context demonstrate an established precedent for minor jetty works. This supports the case that the limited extension of the existing jetty at 206A Brighton Road is consistent with local practice and expectations.

8. Retrospective Planning Proposal

This retrospective application seeks to regularise the existing jetty. The applicants are fully committed to complying with any reasonable planning conditions imposed by the Council, including ecological mitigation measures or limitations on use. The proposal seeks to ensure legal compliance and continued enjoyment of the waterfront while respecting environmental, visual, and residential considerations.

The applicants would welcome conditions ensuring the jetty remains cantilevered without supports in the lagoon. They would also support measures to protect local wildlife, such as restrictions on lighting, maintenance outside bird breeding seasons, and ongoing ecological monitoring if required. These provisions would help secure a balance between responsible waterfront use and the continued protection of Widewater Lagoon's sensitive environment.

9. Conclusion

The jetty at 206A Brighton Road is a modest extension of an existing structure, installed in good faith with minimal environmental, visual, and residential impact. The applicants respectfully request that the Council grant planning permission for the existing jetty, regularising its status in accordance with planning law and policy.

It is noted that a number of similar jetties and structures along Widewater Lagoon have remained in place for many years, with no record of recent enforcement or requirement for retrospective regularisation. The applicants therefore consider that this proposal accords with the principle of consistency in decision-making and that there are no material planning reasons why this modest structure should be treated differently.
