Expiry: 15/8

Development Control – Delegated Officer Report

Application Number: AWDM/0887/25 **Recommendation – PRIOR APPROVAL REQUIRED AND GRANTED**

Site: **6 Links Road, Lancing**

Proposal: **Householder application for permitted development for prior approval for single storey extension to rear of property measuring between 3.5 metres and 5.5 metres from rear wall of the original dwelling, maximum height 3.3m and height of eaves of the extension 3m.**

Date of site visit: 8/8

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is an unextended semi detached bungalow on the south west side of Links Road. The site has a deep rear garden and front garden parking. There is rear garden access on the south side.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application relates to a single storey rear extension. It has been revised since first submitted and is now 1200mm off the boundary with No. 8 and has been reduced in depth to 3.5 metres closest to this boundary. It extends to 5.5 metres in depth closer to No. 4. It has a maximum height of 3.3 metres and an eaves height of less than 3 metres.

Relevant Planning History:

AWDM/0163/25 – single storey rear extension. Granted.

Consultations:

Lancing Parish Council: supports the application.

Representations:

One neighbour representation from No.8:

Expiry: 15/8

The original letter I received about the proposed extension to 6 Links Road, Lancing, BN15 9BY dated 25/02, and plans related to that letter stated the extension would be 3.5 metres in length from the rear wall of the property, and those plans are still on the planning website.
However, in the letter that I received today (14/07) dated 7/07 states that the extension is 5.5 metres in length a difference of 2 metres that I have not been made aware of.
I had no objection to the original plans - except to point out that the rear down pipe had been drawn on the wrong property - however I object to having a 5.5 metre extension being built. It seems to me rather underhand to add an extra 2 metres to the length without telling me.

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 (2023)

National Planning Practice Guidance

Planning Assessment

Principle

The proposal is to be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015

Consideration

Schedule 2, Part 1, Class A, A.4 (7) requires that "where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises". An objection was received therefore an assessment of amenity impact has been made.

The key consideration is the effect on the residential amenities of the adjoining residential properties at Nos. 4 and 8 Links Road.

No. 4 has a flat roofed extension on the shared boundary to a similar depth. The extension will not be harmful to occupiers of No. 4.

Expiry: 15/8

The revised proposal pulls the extension off the shared boundary with No. 8 by 1200mm and extends to 3.5 metres in depth parallel with this boundary. It extends to 5.5 metres in depth 3.7 metres off No.8's boundary.

The revised proposal will not be harmful to No. 8.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. No north facing windows

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

Case Officer: MOK Date: 26/8

Authorised by: Peter Barnett Date: 26 August 2025