Development Management – Delegated Officer Report

Application Number: AWDM/0858/25 Recommendation: Approve

Site: 1 Monks Avenue, Lancing

Proposal: First floor side extension

Date of Site Visit: Visited in connection with previous application

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application relates to the site of a semi detached house on the north side of Monks Avenue at its junction with Grinstead Lane. The property has a single storey side extension and a sizeable side and rear garden.

It is proposed to construct a first floor hipped roofed extension over the ground floor extension on the west side of the house.

Planning History:

AWDM/1637/23 - Attached two bedroom dwelling - refused

AWDM/0176/17 - Attached three bedroom dwelling incorporating existing single-storey side extension - approved

L/183/79 – Extension to west elevation replacing garage. Granted 21.6.79

Consultations:

Lancing Parish Council: Support the application

Representations

2 objections received from the occupiers of 109 Grinstead Lane:

- Significant two storey bulk extending westwards, similar to previous refused application for new house
- Brings house closer to boundary with 109
- Overbearing impact

- First floor windows along rear ands side will overlook
- Loss of light/overshadowing

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

At 3.9m wide the extension is more than half the width of the existing building, but this is because the extension sits above the existing ground floor extension. It is set back from the front wall of the existing house and set down from the ridge and, while large, it is considered to be acceptable in terms of scale and appearance. The wide side garden on this corner plot helps to ensure that it does not appear cramped.

Residential amenity

The proposed extension only has a small obscure glazed bathroom window on the rear elevation to prevent overlooking to the dwellings to the north. There is a first floor bedroom window on the west facing flank wall but this will not have direct views towards 109 Grinstead Lane and it is not considered that overlooking will be an issue.

A distance of approximately 14 metres is maintained between the rear of the proposed dwelling and the end wall of the bungalow at 109 Grinstead Lane to the north. That property has two windows at ground floor on the south end wall and their main garden area is also to the south. The proposed extension is offset and angled away from 109 and, while there will be an increase in bulk, at that distance, the impact is considered to be acceptable. The roof is hipped to reduce bulk. There is also vegetation in the garden of 109 on the shared boundary. Adequate light will continue to be received to those south-facing windows as they do not directly face the proposed house.

2 Mash Barn Lane is further away at 20m and is not considered to be adversely affected by the proposal.

Flood Risk and Drainage

The site lies within Flood Zone 3 but as this is a first-floor extension it would not increase the building footprint, require floodplain compensation, or affect the surface water flow path and therefore not increase flood risk elsewhere. There are no objections on flood risk grounds to this application and an FRA is not required in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glaze rear 1st floor window
5. To be used ancillary

Is recommendation contrary to letter(s) of representation Y

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: Peter Barnett Date: 6 August 2025

Authorised by: Louise Prew Date: 06/08/2025