Expiry: 18/8

Development Management - Delegated Officer Report

Application Number: AWDM/0817/25 Recommendation – Grant

Site: 169 Brighton Road, Lancing

Proposal: Flat roof rear / side single storey extension

Date of site visit: 8/8

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an Edwardian semi detached house on the north side of Brighton Road west of Penhill Road. The house has been extended to the rear with a two storey extension and into the loft with a large rear dormer. There is also a uPVC conservatory in the rear side area close to the boundary with No. 167, to the west.

Permission is sought to replace this conservatory. It will be deeper than the conservatory and will extend beyond the main flank wall as the conservatory currently does.

The extension measures 9.1 metres in depth, 3.1 metres wide and 3 metres high to flat roof. It maintains a 900mm gap to the side boundary. It has rooflights but no side windows.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. The applicant has submitted the EA's Standing Advice form for works with flood zones 2 and 3. There is also a surface water flood risk.

Relevant Planning History

L/207/01/TP – Rear conservatory.

L/112/00/TP – Rear dormer. Granted

L/131/96/TP - Part Single/Part Two Storey Rear Extension. Granted.

Consultations

Lancing Parish Council: supports the application.

Representations

None received.

Expiry: 18/8

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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.

Residential amenity

The only potentially affected neighbour is at No. 167, to the west. This property has a rear extension to the same depth as proposed with no side windows.

The extension will not be harmful to neighbour amenity.

Visual amenity

The extension is to the rear and not readily visible from the public realm. It will not be harmful to visual amenity.

Flood Risk

The FRA's standing advice form has been submitted confirming that the floor level will be no lower than the existing and that flood resilience techniques are included in the design.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No west side windows.

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

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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:	MOK	Date: 12/8
Authorised by:	Peter Barnett	Date: 12 August 2025