Development Management – Delegated Officer Report

Application Number: AWDM/0690/25 Recommendation: APPROVE

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

Proposal: Replacement of garage and conservatory with a two-storey side extension, a two-storey rear extension, and a single-storey front porch extension.

Date of Site Visit: Visited when considering AWDM/0328/22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey detached house within the countryside location to the south of the railway line along the eastern end of Old Salts Farm Road in Lancing. In the nearby vicinity there are other residential dwellings including directly adjacent to the west. Opposite are workshop/business units and to the east is a kennels and cattery. To the north beyond the railway line is Brighton and Hove Albion training ground. The curtilage of the property is large extending to the east, there was a redundant garage building to the east of the dwelling.

Permission was granted under AWDM/0328/22 to remove the existing garage and construct a new garage with brick and tile construction 7.3 metres in depth and 4.8 metres wide. The new garage is to be sited adjacent to the man dwelling. Permission was also granted for a two storey rear extension and two storey side extension to the west and a single storey front porch.

Work has commenced on site with construction of new walls. However, the applicant is seeking to amend the scheme in the light of difficulties with accessing the site for construction with HGV's along such a narrow access. Due to the required steels for the approved roof, the road would need to be closed off for periods of time and a crane would be required for unloading the steels. Therefore the applicant seeks to amend the scheme to remove the pitched roof and subsequent need for the large steels, to allow for a less problematic construction process.

The original plans submitted with this application showed the same porch extension with a side and rear wrap around extension with lower level dummy pitch. Officers considered that support could not be given for this proposal with a large expanse of flat roof with false pitch which would also be visible to the side of the dwelling and street.

Amended plans have been negotiated to show a set back of the side, first floor section, with retention of the side cat slide roof to be the dominant visual design from views from the frontage. The wrap around flat roofed extension with false pitch is still proposed for the rest of the two storey side and rear.

An amended Construction Management Plan accompanies the application.

West Sussex County Council: The Highways Authority: - Not likely to have a significant impact on the local highway network.

Lancing Parish Council: - Support application

Representations: - 1 received: - Neighbour has already built the walls up to first floor. Originally objected on grounds of design, appearance, overlooking, loss of privacy and light noise, disturbance, traffic, parking and effect on trees.

Relevant Planning Policies

Adur Local Plan 2017 Policy 13, 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

The main concern here is with visual amenity and design. The amendments do result in a downgrading of the originally approved development however in turn the scale, height and bulk of the extensions are reduced. Taking into account the remote positioning of the building, at the end of a country lane with very limited passing traffic or footfall, any development here would not be clearly visible. The rear of the site is bounded by the railway and beyond that the Brighton and Hove Albion football training ground. There is also currently good tree screening to the rear.

The impact is mainly to the adjacent neighbouring properties which are also very limited. The close proximity of the neighbour to the west will also screen the building development. The extensions are considered to be subservient to the main dwelling and not overly dominant or detrimental. The original front bay remains the dominant feature with catslide roofs. The extension as amended is set back at ground and first floor.

Despite the countryside development plan allocation, there are other large dwellings nearby and employment sites, other activity with associated buildings. Materials will match existing and a condition is attached to ensure that the existing outbuilding is

removed prior to occupation to further enhance the site and limit overdevelopment. The garage will also be conditioned to ancillary use only.

It should also be noted that the reasons for the proposed works being altered from that previously approved are due to the problems encountered with plans to access the site with the required materials and vehicles required. The works as previously permitted cannot be implemented at this stage and works have been abandoned. On balance, taking account of the limited visual impact in the wider landscape, the application can be supported.

Residential amenity

There are residential and business uses nearby as mentioned above however the main property to be affected is the two storey detached dwelling directly to the west. The side extension will bring the bulk of the dwelling closer to the side boundary of this site however there will still remain a set in of 1 metre from the boundary and there will be a separation distance of 6.5m between the dwellings. There is a ground floor window only facing the application site at the adjacent property however this only serves a staircase, hallway and therefore not serving a habitable room.

It was considered with the original consent that there would be no justification for refusal with regards to any loss of light to this window. Objections were previously received from adjacent occupiers also concerned with regards to loss of light to the rear/side garden. The extension to the side and rear combined will increase the bulk of the development adjacent to the boundary however this is not considered to be to a degree to significantly impact upon light or outlook and there will be no side windows which will overlook. The neighbouring dwelling enjoys a large south facing garden on both sides of the house and the impact overall will not be significantly harmful. On balance there would be no grounds for refusal on residential amenity terms. The garage is proposed on the west side and therefore no adverse impact would occur. The current scheme has reduced the height and bulk of the extension and there would be insufficient harm to warrant a refusal in this case.

Other Matters

The submitted Construction Management Plan is conditioned to be adhered to throughout the construction process.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the west elevation of the building or roof slope.
5. Garage shall be ancillary only and existing garage removed prior to occupation of house.
6. CMP dated 29th May 2025 shall be implemented during construction.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 7th April 2026

Authorised by: Peter Barnett Date: 7 April 2026