

Expiry: 2/7

Development Management - Delegated Officer Report

Application Number: AWDM/0548/26

Recommendation – Approve

Site: 36 The Broadway, Lancing

Proposal: Proposed single storey rear extension following demolition of existing rear additions, alteration to front elevation window.

Date of site visit: 29/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a mid terraced house in a terrace of 4 on the east side of The Broadway. The middle two properties share a gable feature. The properties are finished in painted render.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. The house is in flood zone 3 but is not at a known surface flood risk.

Permission is sought to remove 2 rear additions and replace them with a 4 metre deep flat roofed extension 3 metres in height. It is also proposed to reduce the height of the front ground floor window to allow the relocation of the kitchen to the front. The width remains the same.

Relevant Planning History

None.

Consultations

Lancing Parish Council: Support

Representations

None received.

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)

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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.

Visual amenity

The reduction in height of the front window will marginally unbalance this pair of houses which share a gable feature. However, the reduction is small and will not cause significant harm to the appearance of the property nor the wider terrace. It does not need planning permission.

The rear extension is domestic in scale and design.

Residential amenity

Both neighbours have rear extensions approximately 3 metres in depth. The proposed extension will be less deep than that to be removed on the south boundary.

The proposed rear extension will not be harmful to neighbour amenity.

Flood Risk

A flood risk statement has been submitted confirming finished floor levels will be as existing.

Recommendation

APPROVE

Subject to Conditions:-

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

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

1. 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

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presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Drainage
3. Flood resilience measures recommendations

Case Officer: MOK

Date: 9/6

Authorised by: Peter Barnett

Date: 9 June 2026