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Development Management - Delegated Officer Report

Application Number: AWDM/1012/25 Recommendation – Approve

Site: 140 Brighton Road, Lancing

Proposal: Three storey rear extension, involving excavation, raising of roof height and formation of 3 storey house with additional rear mezzanine level. Enlarged rear first floor terrace with glass balustrade and stairs down to the garden. Rear garden swim spa pool.

Date of site visit: 24/9

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a three storey detached house on the south side of Brighton Road. The house backs onto Widewater which is a saline lagoon, a secondary sea defence embankment and a designated Site of Nature Conservation Importance, very popular with bird watchers.

As is typical on this side of the road the property has a three storey road elevation with the rear only two storeys. Externally the rear is accessed via stairs on either side up to the raised ground level. The rear garden is then at various levels down to the waters edge.

The house is one of seven similar properties in a row. It has a hipped tiled roof with a rendered ground floor and timber clad projecting upper floors and includes a second floor front window. A number of these properties have been replaced in recent years with more modern intensive infill, often pairs of 3 storey houses.

At the rear the property has added a two storey flat roof addition which extends beyond both sides of the hipped roof, replicated next door at No. 142. There is also a further single storey rear addition with balcony over. Either side have rear upper floor balconies.

The site and coastal strip sit in Environment Agency flood zone 3 with the maintained beach shingle the recognised flood defence. Brighton Road, the A259 is a busy and wide coastal road with a regular bus service.

The site is not in a conservation area and is not a listed building. There are no protected trees on the site.

A three storey rear extension is proposed which will involve excavation and an enlarged 2nd floor rear terrace with new steps into the garden. A swim spa pool is shown sunk into the rear garden. The roof is to be lifted to create a full

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third floor with fourth floor rear mezzanine room including recessed balcony. The eaves and ridge heights, when measured from the front, will rise by 2 metres with the new eaves set at 7.5 metres and the new ridge height 10.7 metres.

Grey weatherboarding is proposed for the upper floors with painted render at ground floor. Concrete tiles and black composite windows are proposed.

Relevant Planning History

L/123/95/TP – Porch and balcony to south side. Granted

L/102/88/TP – Extensions and alterations at rear (including two bedrooms at roof level). Granted

L/194/79/TP - Renewal of application L/86/78/TP for change of use for private garage to be used for silk screen printing. Granted

L/86/78 - Renewal of application L/86/78/TP for change of use for private garage to be used for silk screen printing. Granted

Consultations

Environment Agency: No response.

WSP: No objection. Suggested informative: *The application should consider the use of SuDS, where possible, within their drainage strategy to provide runoff betterment.*

Lancing Parish Council: supports application.

Health: *'There is a lot of glass on the noisy road side and glazing is usually the weakest point for noise control. I would ask for an acoustic scheme upfront, before permission is granted as they may need to reduce the area of glazing to achieve the internal noise levels.*
All the new development along this strip overlooking the lagoon has minimised glazing on the North facing side and included MVHR ventilation systems.'

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 31,34, 35 and 36
'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

From the street the main change will be the lifting of the eaves and ridge by approximately 2 metres to create a full third floor. Whilst lifting the height of this property in a row of similar properties is a significant change to the appearance of this row of houses it is comparable to a recent, not yet implemented permission at No. 138, (AWDM/1137/23 refers). Further, considerable change has occurred on this side of Brighton Road with much variation in the height, design and materials of infill development and extensions to houses. It is not considered that the change in height will be significantly out of character or harmful to the appearance of the wider streetscene.

At the rear there is also great variation in the appearance of these extended houses. No. 158, an infill development of 2 houses, includes a mezzanine level lit from windows within the rear gables and doors onto a first floor terrace as proposed in this case. The development will not be harmful to the appearance of the public realm.

Residential amenity

The increased height will not cause any significant harm to occupiers at No. 138. No. 142 appears to be a house in multiple occupation with two first floor bedroom windows facing towards the east flank wall of the site. The increased height is likely to reduce the light received to these windows but it is considered that there is sufficient separation to avoid significant harm and light and outlook to the north and south will remain.

The rear lower ground excavation will not be harmful to either neighbour, or the sunken pool.

The main rear walls of both properties roughly line through. Replacing the rear porch with a full width extension to the same depth of 2 metres will not be harmful.

Both neighbours have balconies at the same level as the proposed widened upper floor rear balcony. The existing balcony on site has a makeshift screen at the east end, The recent permission for No. 138 requires a screen to be added to the east end of the new 2nd floor balcony. A condition requiring screens is therefore added.

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The mezzanine balcony is enclosed within the oversailing roof and so will not lead to further overlooking.

Environmental Health have requested the submission of a noise survey prior to any approval to deal with road noise in relation to the widened 2nd floor front window. The revised plans have removed a loft room on the north side at third floor. The applicant has confirmed their intention to use triple glazed windows and mechanical ventilation with heat recovery (providing fresh air when windows are closed). A condition is recommended to ensure this.

Highways

The site is in a reasonably sustainable location and no serious highways implications are anticipated.

Flood Risk

The Environment Agency's Standing Advice form has been completed and the Council's surface water drainage engineer has confirmed no objection. The applicant advises that '*the existing terrace used to act as a flood defence bund, the application proposals remove the bund. However, as it is unmaintained and has been breached historically it is now redundant. This is confirmed by the flood defence map indicating that the maintained beach shingle is the recognised flood defence.'*

The removal of the existing terrace outside the rear ground floor and the staircase from the west side of the house will not impact flood defences.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Triple glazing/MVHR 2nd fl front window
5. 2nd floor balcony screens
6. No new openings

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

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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2. The application should consider the use of SuDS, where possible, within their drainage strategy to provide runoff betterment.

Case Officer:	MOK	Date: 12/11
Authorised by:	Peter Barnett	Date: 12 November 2025