

Development Management - Delegated Officer Report

Application Number: AWD/0935/26

Recommendation – Refuse

Site: 23 Grover Avenue, Lancing

Proposal: Proposed attached 2no. bedroom house to West elevation

Date of site visit: 27 August 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises an end of terrace house on the east side side of the junction of Grover Avenue with Irene Avenue. It has a single-storey flat-roofed extension on the west side with a grassed area between the extension and the edge of the footpath, which was being used to park a small truck at the time of the site visit. The house has a hipped roof on its west side and rear with a gable to the front.

To the west, on the opposite side of the junction, is No.21 Grover Avenue, a semi-detached house which has been extended at the side and rear with a two storey extension.

The surrounding area is residential in character, with a mix of pairs of semi-detached houses and short terraces.

Permission is sought to demolish the existing side extension and to construct a new dwelling to be attached to the west side of No. 23, thereby continuing the terrace. It will have a hipped roof to the front and rear, with a side gable. It will measure 5.1m wide and 7m deep and will have 2no. bedrooms. The front elevation is shown as being stepped back slightly from the front of No. 23. No parking is proposed within the site. The garden area is shown to the west side and within a narrow strip to the rear.

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

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways Authority** has no objection subject to a condition to secure cycle parking on site. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded collisions at either the junction with the Irene Avenue, onto Grover Avenue or within proximity of the dwelling on Grover Avenue. There is no evidence to suggest

that the proposed additional dwelling would exacerbate an existing safety concern.

The proposal seeks a single two-bedroom end terrace dwelling. West Sussex Parking Demand Calculator (PDC) outlines that two parking spaces are considered acceptable to serve a development of this size in this location. It is anticipated that any parking associated with the property would occur within the highway at this location as per the existing practise for residents.

The Local Highway Authority is unaware of any existing parking pressures within Grover Avenue or Irene Avenue, however the proposal for a single additional dwelling in this location is not anticipated to materially alter the existing practises. The Local Planning Authority may wish to consider this application from an amenity perspective; however, it would not be anticipated to give rise to a material highways safety concern.

Secure and covered cycle storage should be provided for the dwelling to promote sustainable transport alternatives and to alleviate the reliance on the use of a car. The site is situated within a reasonably sustainable location in Lancing, shops and amenities are within walking distance and are served via linked and lit pedestrian footways.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 116), and that there are no transport grounds to resist the proposal

Adur and Worthing Councils: The **Environmental Health Officer** recommends a condition to control hours of working

Surface Water Drainage Consultant: No objection subject to conditions

Southern Water: Require details of surface water drainage disposal.

Lancing Parish Council: Object to the application on the grounds that it would constitute an overdevelopment of the dwelling. Members also noted that the application plans appeared to show the extension as a separate dwelling, which caused some confusion when considering the application

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15, 18, 20, 22, 28, 26
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (August 2026)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal constitutes infilling within the built-up of area Lancing and can be supported in principle subject to considerations of design, character and appearance in relation to the existing local environment, there being no adverse impact on the amenities of neighbouring residential properties, and the new dwelling incorporating an adequate standard of amenity for the future residents.

Housing Delivery

An updated version of the NPPF was published on 17th August 2026. Paragraph 8 of Annex D states that Local planning authorities should identify and update annually a supply of specific deliverable sites. This should be sufficient to provide a minimum of five years' worth of housing, assessed against their housing requirement in the development plan, or against their local housing need (calculated using the standard method) where the development plan housing requirement is more than five years old. Paragraph 9 states that the supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of:

- a. 5% to ensure choice and competition in the market for land; or
- b. 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply;
- or c. For the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a version of the Framework published prior to December 2024, and whose annual average housing requirement is 80% or less of the most up to date up-to-date local housing need figure calculated using the standard method set out above.

Annex D also refers to the Housing Delivery Test, and makes clear that where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences apply:

- a. Where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in the future;
- b. Where delivery falls below 85% of the requirement over the previous three years, a buffer of 20% should be added to the identified supply of specific deliverable sites. This is in addition to the requirement for an action plan;
- c. Where delivery falls below 75% of the requirement over the previous three years, an evidenced unmet need for housing is deemed to exist for the purpose of applying policy S5(1)(j) in this Framework. This is in addition to the requirements for an action plan and 20% buffer.

The Adur Local Plan was adopted on 14th December 2017. Policy 3: Housing Provision makes provision for a minimum of 3,718 net additional homes in the period 2011 to 2032, equivalent to 177 dwellings per annum. As Adur District Council adopted its Local Plan more than 5 years ago the Five Year Housing Land Supply Position Statement uses a housing requirement based

on the local housing need that is calculated by the standard methodology set out in the PPG.

Five-year Land Supply:

The published land supply figures published in March 2026 using a base date of 1st April 2025 used a Standard Methodology figure of 549 which reflected the situation at that point in time.

This included a 20% buffer. It indicated a land supply figure of 3.2 years.

Housing Delivery Test:

On 17th August 2026 the Government published both the 2024 Housing Delivery Test measurement and 2025 Housing Delivery Test measurement

The 2024 measurement indicated that Adur scored 37% which resulted in a presumption in favour of sustainable development.

The 2025 measurement indicated that Adur achieved 48% between 2022/23-2024/25 and therefore the presumption in favour of sustainable development applies. A Housing Action Plan will also be prepared.

Visual amenity

The proposed dwelling would not be an appropriate extension to the existing terrace. It would be narrower at 5.1m, compared with 7.1m for the host dwelling, and would appear cramped and unduly prominent on this corner plot. The narrower width of the proposed dwelling demonstrates that there is insufficient width available within the plot to comfortably accommodate a new dwelling. The resulting development would detract from the appearance of the existing terrace and the surrounding street scene.

The existing terrace has a balanced composition designed as a set piece. The footprint, proportions and detailed design of the proposed attached dwelling would not match the existing dwellings in the terrace (either the gabled-fronted end-of-terrace units or the inner terraced units) and would appear as a discordant and incongruous form of development.

The proposed dwelling would also appear intrusive owing to its prominent siting forward of the front building line of properties in Irene Avenue. It would bring development much closer to Irene Avenue and would harm the character of this existing open corner. By contrast, the extension on the opposite side of the junction does not appear cramped in the street scene and retains a relatively open feel to the corner.

The new dwelling would also have an awkward external layout with an uncharacteristically narrow rear garden and irregular shaped amenity space overall. No on-site parking provision is proposed, providing further evidence that there is insufficient space to accommodate a new dwelling on the plot.

Residential amenity – for future occupiers

The proposed dwelling would have an internal floor area of approximately 61m² which falls below the minimum of 70m² for a 2bed 3 person 2 storey dwelling as set out in the Technical Housing Standards.

The garden would have an area of approximately 66m² which exceeds the minimum recommended size of 50m² for a 2 bed terraced house, as set out in the Council's DM Standard, but the amenity space is awkwardly shaped with a 3m wide and 6m deep area for part of the rear.

Residential amenity – impact on neighbouring residents

The new dwelling would face the side of 24 Irene Avenue at a distance of 11m. There are no first floor windows in the side of 24 Irene Avenue and that property is already overlooked by the existing dwelling at 23 Grover Avenue as well as other houses in the terrace. It is not considered that the new dwelling would cause significant harm to the amenities of No. 24, or to other neighbouring residents.

BNG

The site is exempt from statutory BNG requirements, being less than 0.2 hectares in area.

Flood Risk/Drainage

There are no surface water flood risk concerns with this proposal.

Highways

No parking is proposed on site. The local Highway Authority has not raised any concerns with parking taking place on the street and it is considered that the small size of the dwelling is unlikely to result in a level of parking demand which would have a material impact on the availability of spaces with the street. Cycle parking can be required should permission be granted.

Recommendation

REFUSE for the following reason:

1. The proposed dwelling, by reason of its size, siting and design, would have an intrusive and cramped appearance on this prominent corner position which would detract from the appearance of the existing terrace and the surrounding street scene. The proposal is therefore contrary to policy 15 of the Adur Local Plan and policies S4 and DP3 of the National Planning Policy Framework.
2. The proposed dwelling would fail to provide an acceptable standard of accommodation, falling below the minimum floor area for a 2bed 3 person 2 storey dwelling as set out in the Technical Housing Standards– nationally described space standard (DCLG 2015). The proposal is therefore contrary to policies 15 and 20 of the Adur Local Plan and P3 of the National Planning Policy Framework

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal.

Case Officer: Peter Barnett

Date: 7 September 2026

Authorised by: Jo Morin

Date: 08.09.2026