

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 08/12/2025 5:24 PM from Mr Oliver Nixon.

Application Summary

Address: St Johns Court Penstone Close Lancing West Sussex

Proposal: Application to vary Condition Number(s): 3 (materials), 6 (drainage), 7 (drainage maintenance) and 11 (landscaping) of approved application AWDM/0949/22 to allow for the commencement of demolition work before the full discharge of conditions. |cr|Condition 3 (materials) - wording should be amended to "No development above slab level shall be carried out unless and until a schedule of materials..." etc.|cr|Condition 6 (drainage) - wording should be amended to "Development shall not commence, other than works of site survey and investigation or works of demolition, until full details of the proposed foul and surface..." etc. |cr|Condition 7 (drainage maintenance) - wording should be amended to "Development shall not commence, other than works of demolition, until full details of the maintenance and management of the surface water drainage system..." etc. |cr|Condition 11 (landscaping) - wording should be amended to "No development above slab level shall take place until full details of all hard and soft landscaping works..." etc.|cr|ORIGINAL DESCRIPTION: Erection of a three-storey side extension to the existing building and recessed roof top extension to the whole of the building to accommodate 9no. flats comprising 7no. 1-bedroom flats and 2no. 2-bedroom flats. Demolition of existing garage block, reconfiguration to existing car parking, proposed landscaping, and cycle/refuse storage.

Case Officer: Peter Barnett

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Customer Details

Name: Mr Oliver Nixon

Email:

Address: 46 Penstone Park Lancing West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Other

Comments: I am objecting to this application because the proposed variation of Conditions 6 and 7 (foul and surface water drainage) presents a direct and unacceptable risk to my home at 46 Penstone Park.

The public foul sewer runs directly beneath my building, as shown on the Southern Water map included in the consultation documents. The developer proposes to add foul discharge from 9 new flats into this same sewer.

Until a full foul drainage design is submitted and approved, there is no evidence that the existing pipe beneath my home has the capacity to safely take the increased load. The risks to me as a resident include:

- Surcharging or backflow into my property
- Damage to the sewer beneath my building
- Structural disturbance if Southern Water later needs access, reinforcement or repairs
- Flooding risk and insurance impacts

These are serious material planning concerns.

The original Condition 6 prevented any development (including demolition) until drainage capacity had been fully assessed and approved. The developer is now seeking to weaken this condition so that demolition can begin before the drainage design is completed.

Allowing demolition before confirming drainage capacity is premature and undermines the protection the original permission provided to residents whose homes are directly affected by drainage infrastructure.

Southern Water has not approved any drainage solution at this stage-only that they do not object to demolition. This is not confirmation that the network can safely accommodate the extra foul loading.

This variation conflicts with Adur Local Plan Policy 36 and the NPPF, both of which require safe, adequate foul drainage to be demonstrated before development proceeds.

I request that the Council refuses the variation to Condition 6 and Condition 7, so that demolition cannot begin until a full, safe and workable foul drainage design is submitted, approved, and shown not to pose any risk to properties built directly over the sewer.
