Development Management – Delegated Officer Report

Application Number: AWDM/0967/25 Recommendation: APPROVE

Site: Craigwell, Old Salts Farm Road, Lancing

Proposal: Demolition of existing single storey dwelling and construction of new three bedroom, two storey dwelling.

Date of Site Visit: 2nd September 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow with a detached, flat roof garage to the front and some out buildings to the rear. It is within a street of various property types, including purpose built and converted flats, bungalows and two storey dwelling houses.

To the south are two storey blocks of flats and to the north are bungalows. Directly to the north is an access leading to some back land development, two bungalows. On the opposite side of Old Salts Farm Road are two storey dwelling houses set back from the road on higher ground level. here are various designs and use of materials vary.

Consent is sought to remove the existing bungalow and garage and construct a three bedroom, two storey dwelling. The submitted Planning Statement states that the existing dwelling is in poor condition and the external walls are single skin and therefore the applicant is unable to get a mortgage. It refers to the house having reduced structural integrity, poor thermal performance and increased susceptibility to damp, the existing dwelling does not comply with current Building Regulations and given its condition, does not contribute positively to the local character.

The new dwelling is of contemporary design and use of materials. It is two storey with a gabled roof. There is a single storey element to the side and rear. Materials to be used include buff brick, dark timber cladding to the front and rear facades and garage door. A green glazed brick will be used to clad the single storey element and this will have a sedum roof. The Planning Statement refers to the brick as “providing a splash of colour to the design helping to lift the subtle colours of the brick and timber, the glazed brick element will also provide a different texture to the palette creating variety through texture and colour.” Materials to be used will also include a standing seam metal roof.

The ground floor provides an integral garage and utility, open plan living, dining, kitchen, W.C and snug. At first floor there are three bedrooms a bathroom and ensuite.

Consultations:

West Sussex County Council: The Highways Authority

The existing access point on Old Salts Farm Road is to be relocated to facilitate access to a new driveway. From inspection of WSCC mapping, there are no apparent visibility issues with the proposed access location.

The proposed access works, including the closing off of the existing access, will be subject to a licence obtained from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer. A suitably worded informative note is included below.

Regarding vehicle parking, a driveway and single-bay garage is proposed, and this would be considered suitable off-street parking provision to serve a dwelling of this size. In addition, the proposed garage is suitably sized to be considered for cycle parking also.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.
If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page: https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/

Adur and Worthing Councils

Environmental Health: - No comments please can you add the demolition notice informative under the Building Act 1984 to any permission given.

Southern Water: - Informatives recommended

If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and

Construction Guidance www.water.org.uk/sewerage-sector-guidance-approved-documents/
No Soakaways should be connected to the public surface water sewer.

- Provide a management and maintenance plan for the lifetime of the development.
This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991.

Proposed Development located in Flood plain
From the site location, it appears that the proposed development lies within an area identified as flood zone 2/3. Southern Water supports the Government's requirement to apply the sequential and exception tests to development sites located in flood zones 2 or 3. In flood events, additional surface water can inundate sewers, which may result in the overloading of the sewerage system. Southern Water will rely on the Council's consultations with the Environment Agency to ensure that any proposed development on a floodplain is appropriately assessed, and necessary mitigation measures adopted.

Condition: In view of the risk of inundation of the proposed drainage system, Southern Water would request that the consent is subject to the following condition: The proposed drainage system shall be designed and constructed to prevent the ingress of flood water into the sewerage network.

Proposed works involve demolition
In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Tree planting
We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf) and the Sewerage Sector Guidance (https://www.water.org.uk/sewerage-sector-guidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Condition: In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

WSP Drainage Consultants: -

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application with the following conditions attached.

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council.

Condition 2: The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented

prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. a timetable for its implementation.
II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

Environment Agency: - We have no objection to the proposal provided that the following condition be attached to any planning permission granted.

The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref: Craigwell, Old Salts Farm Road, Replacement Dwelling, Flood Risk Assessment & Drainage Strategy, prepared by QED Structures, dated May 2025, ref: 24-409) and the following mitigation measures it details:

• Sleeping accommodation is to be located on the first floor and above only.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons To reduce the risk of flooding to the proposed development and future occupants.

Representations: - None received

Lancing Parish Council: - Support

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 3, 9, 15, 18, 20, 22, 28, 31, 34 and 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 Space Around New Dwellings and Flats.
Sustainable Energy SPD (August 2019)
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).
Technical Housing Standards – nationally described space standards (DCLG 2015)

Planning Assessment

Principle

The existing dwelling is to be replaced and therefore this is supported in principle subject to consideration of all other planning matters. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the future occupiers of the dwelling. The effect on the character and appearance of the area and visual amenity. Access and Highway Safety matters, flooding, biodiversity and sustainability.

Effects on Visual amenity and Character of the Area

The National Planning Policy Framework advises in Paragraph 131 that good design is a key aspect of sustainable development, is indivisible from good planning,

creates better places in which to live and work and makes development acceptable to communities. Paragraph 135 indicates that development should: a) function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) be visually attractive and (c) sympathetic to local character and history, and in Paragraph 139 states: “Development that is not well designed should be refused especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes”.

Local Plan Policy 15 requires that "Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping."

Development should also:

"Make a positive contribution to the sense of place, local character and distinctiveness of an area and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space."

The submitted Planning Statement refers to the ‘contemporary design approach.’ The materials proposed reference the area directly with brick used significantly within the area. The gabled roof, front garden, vehicular access and two storeys all show the design commitment to reflecting Lancing’s character. The statement also refers to the modern design also introducing a subtly different form and appearance that introduces new character offering a more contemporary approach to the area.

The materials to be used include standing seam metal roof, timber cladding and brick and the fenestration is of a unique design with circular and irregular openings which complement the overall design approach.

The two-storey scale and height relate to the properties either side and within the street scene. The ridge height matches that of the adjacent purpose-built flat building to the south; it also relates to other two storey properties within the vicinity of the site. It is higher than the bungalow to the north however there are different building heights nearby due to the presence of dwelling houses, bungalows and flats all combined within the street scene.

The footprint of the building is increased from existing. The mass of the building is closer to the boundary to the south however there remains a 1 metre set in from the boundary. To the north there is also a 1 metre set in from the side boundary. However, this element is single storey which limits the scale of the building and removes any possible over development which could occur if the building were to fill too much of the site area combined with increased bulk and mass. The proposal will be appropriate to the site in scale, bulk and footprint with the design approach acceptable here. The front building line will be in line with the adjacent flats and slightly forward of the bungalow to the north, this is acceptable. It is considered that the development will enhance the locality by creating a building of interest replacing the existing bungalow which is of poor design and needs refurbishment. There is soft landscaping to the front which will enhance the appearance and setting of the building in the street scene. This will be subject to condition.

Residential amenity – Existing occupiers

The most affected neighbouring properties are those either side the occupiers of the flats to the south and bungalow to the north. There are also bungalows to the rear, north, east of the site. The development will be visible from these dwellings however there will be no adverse impact due to the distance being in excess of 20 metres. The garaging for the flats is directly to the rear of the site. There are small widows on the north elevation of the flats facing the site, these appear as secondary non habitable rooms and there may be some loss of light to these windows as a result of the building being closer and higher, however there would be no justification for a refusal in this case. The impact upon outlook and light would not be significant. The new dwelling will also be no deeper than the block of flats therefore no impact upon the light and outlook to the rear.

To the north there is an access road and bungalow beyond. There are side windows facing south which appear to serve habitable rooms. The building will be closer and higher in relation to this bungalow, however the nearest part of the building is limited to single storey, and the maximum ridge height is further away set in within the site. The applicant's agent has submitted a diagram to show a 25-degree angle from the ground floor window to show this meeting the ridge therefore showing that there will not be a significant loss of light to this window in this case. There is space between these properties, and the two-storey element is set in from the boundary. This relationship is therefore deemed acceptable. The diagram submitted also demonstrates that outlook and light will be retained to the first-floor side window of the neighbouring bungalow.

There are side windows facing south including a high-level garage window and dining room window to the rear which is set in from the boundary. There will be no harm with regards to significant loss of privacy to the occupiers of the adjacent flats.

On the north there is a single, recessed W.C window near the front of the building therefore no loss of privacy will occur to the north either.

There are rooflights on both sides, those facing north will potentially overlook neighbouring windows and gardens. These are conditioned to be fitted with obscure glass and non opening. All bedrooms have alternative light, outlook and ventilation from front and rear facing windows.

To the south the rooflights serve the ensuite and bathroom, these are conditioned to be obscurely glazed and non openable unless above 1.7 metres finished floor level, this is to provide ventilation and the overlooking potential to the south is limited with the side of the flats with small secondary windows. The condition is deemed reasonable in this case.

Residential Amenity - Future occupiers

The proposed dwelling complies with Internal Space Standards set out by Government. The space provision internally is above the minimum required of 102 sqm for a 3-bedroom, 6-person, two storey dwelling. The proposed house provides 210sqm. The dwelling will provide generous space with three bedrooms with

bathrooms, W.C and living space with an open plan layout and good light and outlook to the front and rear amenity spaces. It has an integral garage and off-street parking. It makes good use of the space available whilst not overdeveloping the site.

The garden is slightly shallower than existing as the building will be deeper however there is ample amenity space with some extra provided to the frontage with the removal of the unsightly flat roof garage. There is approx. 90sqm provided to the rear which is more than the requirements set out in Development Management Standard No. 1 which states a minimum of 85sqm.

There is space for cycle and refuse storage also.

Highway Safety

There is off street parking provided and a garage with cycle storage space available. The dwelling is within a sustainable location within walking distance of shops and services and near to public transport links.

The existing vehicular access leading to the garage is to be removed and a new access created to serve the proposed integral garage and parking area. This is acceptable subject to WSCC approval.

There is no objection on transport, parking, access or highway safety grounds.

Sustainable Development

A Planning and Climate Change Checklist has been prepared for Adur Council. The Adur checklist sets out the policy requirements in relation to climate change in one place to clearly indicate for which developments and in which locations they apply. It is therefore recommended that developers refer to this when preparing applications. The checklist also highlights and encourages developments to meet additional elements. The impact of setting any future requirements, including on viability, will be assessed as part of the Adur Local Plan Review.

The applicant's agent has provided details of the energy efficiency measures proposed with the scheme. The statement provided states the use of PV panels, these are not shown on the plans, so a condition is set out below for details to be submitted and approved. It also refers to a ASHP heating and hot water system to be used. The document shows commitment to sustainable design and construction methods and for the ongoing functioning of the dwelling into the future to create a sustainable development. All details contained in the Energy and Sustainability Strategy will be conditioned.

Flood Risk and Drainage

The Council's flood risk consultants require a surface water drainage system to be designed and approved prior to commencement of works with ongoing maintenance recommended conditions are set out below.

The Environment Agency have no objection subject to the attached condition which states that the development shall be carried out in accordance with the submitted FRA and that sleeping accommodation is to be on first floor and above only.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Landscaping hard and soft, details to be submitted.
5. Hours of work
6. Removal of PD
7. No additional windows on the north or south elevation of the building.
8. Boundary treatment
9. Parking and access
10. Cycle parking
11. Drainage
12. Drainage maintenance
13. CMP
14. Energy efficiency measures details of PV panels to be submitted and approved.

15. Rooflights all obscurely glazed and non opening.

16. FRA and no sleeping on ground floor.

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 presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Highway Access
3. Southern Water informatives.
4. Demolition notice to be served.

Case Officer: Hannah Barker Date: 14th October 2025

Authorised by: Peter Barnett Date: 15th October 2025