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Development Management - Delegated Officer Report

Application Number: AWDM/0932/25 Recommendation – Approve

Site: 23 Shadwells Road, Lancing

Proposal: Demolition of existing garage to create two storey side extension.

Date of site visit: 29/8

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an end of terrace dwelling on the north side of Shadwells Road opposite the junction with Gravelly Crescent. One of three properties this site differs in that it has a wider front garden that angles to a point eastwards towards the curve in the road. Immediately east is an electricity sub station with access.

These houses are 1970's built with gabled roofs and tile hung frontages though the application site has replaced their tile hanging with composite horizontal grey cladding. The site also has a pitched roof porch, side garage and rear conservatory.

It is not in a conservation area and is not a listed building. There are no TPO's on the site. The site is in flood zone 3 and also at risk of surface water flooding. The EA's Standing Advice form has been completed.

Permission is sought to replace the side garage with a two storey side extension. The application has been revised since first submitted and set back from the front elevation by 200mm. Otherwise it is 3 metres wide and continues the existing eaves and ridge lines. A first floor side window has also been removed. Matching materials are proposed.

Relevant Planning History

AWDM/0893/16 - Conservatory to rear (north) elevation. Granted

AWDM/1064/21 - Part retrospective permission for the provision of front porch and enclosure of carport with provision of light grey cladding to front and rear elevations, porch and carport. Granted.

Consultations

Highways:

The proposal seeks to remove the existing garage to create a two-storey side extension at 23 Shadwells Road, Lancing.

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The existing garage is subject to various widths in its current format, and although there may be the possibility for a vehicle to be accommodated within, this may not be desirable for all vehicles. Currently there is frontage parking at the property for a number of vehicles and this same provision is proposed to be retained to serve the dwelling and garage conversion.

The proposed additional gym and utility rooms would not be anticipated to generate a material increase in vehicular movements over that currently generated. The proposal has been assessed on the basis of a personal gym and not a commercial/ coaching space. At first floor level, the proposal provides an additional bedroom for the property and associated en-suite.

Parking demand is generated by the number of bedrooms within a property. This proposal raises the number of bedrooms within the dwelling from 2 to 3. The LHA has consulted the WSCC Parking Demand Calculator and can advise that the total parking provision for this property would remain as 2 spaces as per the existing demand, therefore the additional bedroom proposed would not be anticipated to generate a material intensification in vehicular movements or materially raise demand for parking within the site.

Parking sufficient to serve a minimum of three vehicles is available on frontage hard standing. There is also the possibility for on street parking to accommodate for any additional overspill generated by the dwelling if required.

Secure and covered cycle parking will be lost as a result of the garage demolition, the LPA may wish to consider whether a cycle storage condition would be justified alongside this proposal, as cycling is a viable alternative in the area for a number of journeys.

The Local Highway Authority does not consider that the 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.

WSP: No objection.

Lancing Parish Council: supports application.

UKPN (electricity): **OBJECTON.**

We refer to the Planning Application for the above site. The proposed development is in close proximity to our substations and have the following observations to make:

If the proposed works are located within 6m of the substation, then they are notifiable under the Party Wall etc. Act 1996. The Applicant should provide details of the proposed works and liaise with the Company to ensure that appropriate protective measures and mitigation solutions are agreed in accordance with the Act. The Applicant would need to be responsible for any costs associated with any appropriate measures required. Any Party Wall Notice should be served on UK Power Networks at its registered office: UK Power Networks, Newington House, 237 Southwark Bridge Road, London SE1 6NP.

Our engineering guidelines state that the distance between a dwelling of two or more stories with living or bedroom windows overlooking a distribution substation should be a minimum of ten metres if the transformer is outdoor, seven metres if the transformer has a GRP surround or one metre if the transformer is enclosed in a brick building. It is a recognised fact that transformers emit a low level hum which can cause annoyance to nearby properties. This noise is mainly airborne in origin and is more noticeable

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during the summer months when people tend to spend more time in their gardens and sleep with open windows.

A problem can also occur when footings of buildings are too close to substation structures. Vibration from the transformer can be transmitted through the ground and into the walls of adjacent buildings. This, you can imagine, is very annoying.

In practice there is little that can be done to alleviate these problems after the event. We therefore offer advice as follows:

1. The distance between buildings and substations should be greater than seven metres or as far as is practically possible.

2. Care should be taken to ensure that footings of new buildings are kept separated from substation structures.

3. Buildings should be designed so that rooms of high occupancy, i.e. bedrooms and living rooms, do not overlook or have windows opening out over the substation. Minimum distance for this should be at least 10m.

4. If noise attenuation methods are found to be necessary, we would expect to recover our costs from the developer.
Other points to note:

5. UK Power Networks require 24 hour vehicular access to their substations. Consideration for this should be taken during the design stage of the development.

6. The development may have a detrimental impact on our rights of access to and from the substation. If in doubt please seek advice from our Property and Consents team at Barton Road, Bury St Edmunds, Suffolk, IP32 7BG.

7. No building materials should be left in a position where they might compromise the security of the substation or could be used as climbing aids to get over the substation surround.

8. There are underground cables on the site associated with the substation and these run in close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

9. All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 Avoiding Danger from Underground services. This document is available from local HSE offices.
Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

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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)

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.

Residential amenity

The extension is south-east of 25 Shadwells Road, which is around the bend with a south east/north west orientation. The extension is within 3 metres of the back boundary and there is a shared passageway between it and No. 25's curtilage. No. 25 has no side windows. It does have a rear conservatory. The extension will face over the garden of No. 25. The new window proposed at first floor rear is to a proposed en-suite bathroom.

It is not considered that any significant harm to neighbours in terms of loss of light, overbearing impact or overlooking will occur. The bathroom window is conditioned to be obscurely glazed to minimum level 3.

Living conditions

The extension takes development to within 1 metre of the boundary with UKPN's substation. The applicant is aware of UKPN's comments and the need to serve a Party Wall Agreement etc.

In response to their comments the proposed secondary side bedroom window has been removed from the plan to minimise the potential for noise intrusion to the new bedroom.

The other matters raised by UKPN appear to be outside the scope of planning and are private matters between the applicant and UKPN.

Visual amenity

This is an end of terrace property and therefore the need to achieve full subservience in a side extension is less critical. With the width of the

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extension the minimal 200mm set back achieved is considered to be acceptable.

Highways

The loss of the garage is not significant as the site has a large frontage which can accommodate 3 to4 cars.

Flood Risk

The Council's drainage engineer does not object on surface water flood risk grounds. The EA's Standing Advice form has been completed which states floor levels will be set no lower than existing and that flood resilience measures have been incorporated into the design.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows
5. En- suite window obsc to at least level 3/1.7m cill height .

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.
2. The works are located within 6m of an electricity substation and therefore are notifiable under the Party Wall etc. Act 1996. The Applicant should provide details of the proposed works and liaise with UKPN to ensure that appropriate protective measures and mitigation solutions are agreed in accordance with the Act. The Applicant would need to be responsible for any costs associated with any appropriate measures required. Any Party Wall Notice should be served on UK Power Networks at its registered office: UK Power Networks, Newington House, 237 Southwark Bridge Road, London SE1 6NP.
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Case Officer:	MOK	Date: 14/10
Authorised by:	Peter Barnett	Date: 15 October 2025