



Development Management
Adur District Council
Portland House
44 Richmond Road
Worthing
BN11 1HS

29 April 2026

RE: Section 73 Variation Application for development at: 76 – 78A Brighton Road, Lancing, West Sussex, BN15 8LW

Dear Sir/Madam,

On behalf of the applicant, we submit this application under Section 73 of the Town and Country Planning Act 1990 seeking to vary Condition 1 (Approved Drawings) attached to planning permission AWDM/1247/23, granted by Adur District Council on 12 February 2024 for:

"Proposed construction of 6no. townhouses and 2no. maisonettes (total 8no. dwellings), within four storey building."

The purpose of this application is to approve a revised and consolidated set of drawings which incorporates a series of minor refinements and layout adjustments identified during detailed design and early construction. These changes primarily address compliance with Building Regulations, improve the functionality of internal layouts, and rationalise fenestration and circulation arrangements where appropriate.

It should be noted that, in preparing the revised drawings, a number of minor inconsistencies were identified between the approved plans and elevations. The consolidated drawing set resolves these inconsistencies, ensuring that the plans accurately reflect the approved design and the development as intended for construction.

Importantly, this application relates solely to the amendments to the approved drawings, and all other conditions attached to planning permission AWDM/1247/23 remain unchanged and unaffected.

Summary of Key Changes

The planning-relevant updates to the scheme are:

1. Flats – Private Entrances

The previously approved maisonettes included a shared entrance and communal stairwell. Detailed technical review confirmed that the approved stair arrangement cannot comply with Building Regulations due to the constrained site width.

Each maisonette now has an independent private entrance directly from the street, which:

- Ensures full compliance with Building Regulations
- Simplifies circulation and internal layout
- Maintains the overall number and arrangement of dwellings

The changes result in very minor adjustments to the ground floor façade, consistent with the approved character of the building.

2. Courtyards and ASHPs

Minor adjustments to the internal layouts of the townhouses and flats allow the formation of small, fully enclosed rear courtyards accessed from utility or storage areas. These courtyards are:

- Fully concealed within the built form
- Not visible from public viewpoints
- Suitable for housing the Air Source Heat Pumps (ASHPs), which are therefore screened and discreetly located
- Not resulting in any adverse amenity impacts
- Accommodated through limited and localised adjustments to rear ground levels and openings required to facilitate practical access and servicing arrangements

The revised courtyard arrangement results in minor amendments to the rear elevation at ground floor level, including limited new openings and associated level adjustments within the private rear garden areas. These changes are contained entirely within the site and are not readily perceptible from public viewpoints. The amendments also assist in resolving inconsistencies identified within the originally approved drawing set in relation to the rear ground floor arrangement and sectional information.

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3. Layout Improvements and Fenestration Rationalisation

Minor refinements have been made to internal layouts, window positions, and circulation spaces across the development. These updates:

- Improve usability of spaces
- Rationalise fenestration and internal layouts to align with construction detailing
- Maintain all previously approved garden, open space, and external arrangements

4. Elevational and Boundary Treatment Refinements

Further minor refinements have been made to certain external detailing and boundary treatments as part of the continued coordination of the scheme during detailed design and construction preparation. These amendments are limited in scope and do not materially alter the character or appearance of the approved development.

These refinements include:

- A simplification and rationalisation of the brick detailing arrangement, consistent with the appearance previously approved under application AWD/1351/24
- Minor dimensional refinements to the upper floor and roof arrangements arising from detailed design coordination, resulting in a very limited (110mm) increase in height to the central section of the building
- Boundary treatments revised to provide appropriate guarding to stepped level changes within the site, while remaining domestic in scale and appearance

These changes are minor in nature and do not result in any material impact upon the scale, appearance, or visual character of the development.

Consolidated Drawing Set

A complete set of revised drawings is submitted with this application. These drawings:

- Incorporate the key updates described above
- Reflect minor refinements necessary to support construction and practical delivery
- Consolidate all previously approved plans to remove ambiguities between what was approved and what is being built

The additional refinements are technical and administrative in nature, and do not constitute material changes to the approved development. The building footprint, height, scale, number of dwellings, external appearance, and approved drainage strategy remain unchanged.

This ensures that the approved design can be delivered practically and accurately, while remaining fully consistent with the planning permission granted by Adur District Council.

Drainage

The approved drainage strategy remains unchanged. The surface water drainage details approved pursuant to Condition 6 under application AWD/0603/24 already incorporated the courtyard areas within the design. The proposed amendments do not alter the surface water catchment areas or drainage arrangements.

Planning Considerations

The proposed changes represent minor design refinements and compliance-driven adjustments. They:

- Do not change the number of dwellings (6 townhouses and 2 maisonettes)
- Do not increase the occupancy rate of any of the dwellings approved
- Do not alter the building footprint, height, or massing
- Do not materially alter the approved appearance of the building
- Include only minor refinements to elevations detailing, roof arrangement, and boundary treatments arising from detailed design development
- Do not affect neighbouring amenity or drainage arrangements
- Enable practical delivery and compliance with Building Regulations



The development as amended remains fully consistent with the planning permission granted and the revisions do not give rise to any new planning considerations.

Conclusion

This Section 73 application seeks to vary Condition 1 (Approved Drawings) to approve a consolidated and revised set of drawings which:

- Resolve key compliance issues
- Include minor layout improvements and rationalisation of elevations
- Ensure the scheme can be delivered practically and accurately

The amendments comprise minor design refinements, technical coordination updates, and compliance led adjustments which do not materially alter the approved development or introduce adverse impacts. It is therefore respectfully requested that the variation of Condition 1 be approved.

Yours faithfully,



Director | **DA Design.**

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