Development Management – Delegated Officer Report

Application Number: AWDM/0915/25 Recommendation: APPROVE

Site: Former Garage Block 88 To 97 Daniel Close, Lancing

Proposal: Non Material Amendment to approved AWDM/1727/23 to increase the amount of proposed PV panels

Date of Site Visit: July 2025 and for previous applications

Neighbours Checked: N/A due to nature of application

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks a non material amendment to the permission granted under reference AWDM/1727/23 to increase the amount of proposed PV panels on the roofs of the newly constructed dwellings.

The initial approval showed 2 pv panels serving each dwelling on the southern elevations of blocks A and B. The proposed alterations would incorporate the provision of between 3 and 6 solar panels on those elevations, as well as the provision of 4 solar panels on the side, western elevations, whereas previously there were no solar panels proposed on these elevations.

The previous permission has been implemented and the development is currently under construction.

Planning History:

AWDM/1727/23: Demolition of existing garages; erection of 9no. Dwellings and associated works. Application to Vary Condition 1 (plans) to previously approved AWDM/0827/22.

Consultations:

Lancing Parish Council supports the application

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

National Planning Policy Framework (December 2024)

Planning Assessment

The main issue is the effect of the alterations upon the visual character of the area and the amenities of neighbouring properties.

While very few of the surrounding properties have solar panels, there are examples to demonstrate that the additional solar panels would not be an alien intrusion in the area. A short distance to the west on the main approach road, for example, one of the existing dwellings has a southern roof almost completely covered by panels and there is another example a short distance to the east.

Given that the principle of solar panels was established by the previous permission, it is not considered that an increase in their number, nor their introduction to the western elevations would have any material impact upon the amenities of neighbouring properties as the panels would sit flush to the roofslope.

The amendment is therefore considered acceptable as a non material amendment.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans.

For the avoidance of doubt these plans comprise:

Drawing Nos:

Preliminary Elevations 0150 rev P14 received 8 August 2025

Preliminary Elevations 0151 rev P14 received 8 August 2025

Overall PV Plan XX-XX-DR-A-0052 Rev C1 received 14 July 2025

existing planning permission AWDM/1727/23 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing Nos.

Preliminary Elevations - BLOCK A 0150 REV P11 received 10 January.2024

Preliminary Elevations - BLOCK B 0151 REV P11 received 10 January 2024

Is recommendation contrary to letter(s) of representation N/A

Case Officer: Gary Peck Date: 29 August 2025

Authorised by: Stephen Cantwell Date: 29th August 2025