Development Management – Delegated Officer Report

Application Number: AWDM/0916/25 Recommendation: APPROVE

Site: Garage Compound, Gravelly Crescent, Lancing

Proposal: Non Material Amendment to Approved AWDM/1728/23 to increase the amount of proposed PV panels

Date of Site Visit: July 2025

Neighbours Checked: N/A as non material minor amendment application

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks a minor amendment to increase the number of pv panels on the roofs of dwellings currently under construction. There will be between 4 and 8 panels on the western elevation of the roofs of block A and between 1 and 3 panels on the southern and eastern elevations of the roofs of Block B. Previously, there were 3 rooflights on the western elevation of block A while the rooflights in Block B will be relocated from the previously approved 2 rooflights on the eastern elevation.

Planning History:

Demolition of existing garages, proposed 7no. dwellings within two blocks with 16 parking spaces, access off Gravelly Crescent. Application to vary condition 1 (approved plans) of AWDM/2068/21

Consultations:

Lancing Parish Council support the application

Representations

No comments received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

National Planning Policy Framework (December 2024)

Planning Assessment

The main issues in the determination of the application are the effect of the amendments upon the visual character of the area and the amenities of neighbouring properties.

There are a number of examples of existing pv panels close to the application site, including a property close to the site entrance which has its front roof almost completely covered in pv panels while the flats to the west in Shadwells Road also contain a number of pv panels across the block as a whole. As a result, it is not considered that the panels would be out of keeping with the prevailing character of the area. As previously, the panels will sit flush to the roofslope and are not considered to have any material impact on the amenities of neighbouring properties. The principle of panels on the roofslopes was approved under the previous application.

The application is considered acceptable as a minor 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 0152 REV P10 received 14 August 2025

Preliminary Elevations 0153 REV P12 received 14 August 2025

Overall PV Plan XX-XX-DR-A-0053 Rev C1 received 14 July 2025

existing planning permission AWDM/1728/23 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 0152 P7 received 10 January 2024

Preliminary Elevations Block B 0152 P9 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