

Development Management - Delegated Officer Report

Application Number: AWDM/1484/25 Recommendation – Approve

Site: 206A Brighton Road, Lancing

Proposal: Retrospective jetty extension

Date of site visit: 16 January 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a modern dwelling completed in 2020/21. Permission is sought to retain an extension to a jetty at the end of the garden. The applicant's supporting statement claims that "*the jetty was installed several years ago as a replacement and modest extension of a long-standing pre-existing jetty.*" An undated photograph was submitted which shows a narrow jetty in place plus an aerial image from 2012 which also suggests there was a jetty at that time.

The current jetty has modern decking boards and it has been extended further out into the Widewater Lagoon as well as further across the width of the garden. It measures 10.2m wide overall, with a central deeper section of 7.6m width and 2.1m depth. At the edges it narrows to 0.72m deep and 1.3m wide.

It abuts a neighbouring, deeper concrete jetty to the west (No. 204) but is separated from a deeper timber jetty to the east.

Relevant Planning History

AWDM/1082/17 - Demolition of existing dwelling and erection of new 3-storey three-bedroom townhouse with integral garage on ground floor.

AWDM/0498/20 - Non-material amendment to approved AWDM/1082/17 for part retrospective solar panels on the roof, roof light, raised decking, amendment to windows and additional windows to south and west elevations

AWDM/0092/21 - Ground floor rear extension to south, with extended terrace above

Consultations

Lancing Parish Council: This application was reviewed and discussed by the LPC Planning Committee on 10th December 2025. On the grounds of the Council's position not to allow jetties on Widewater as the owner of the lagoon, after a vote, it was resolved to object to this application.

WSP – No objection

Sussex Wildlife Trust – no comments received

RSPB – no comments received

Environment Agency – no comments received

Representations

Objection received from 204 Brighton Road:

- Firstly, this is not an extension as there was not an existing jetty there, of which I have pictures as evidence, and if there was, it too would have been illegally constructed outside of their own boundary and trespassed out onto Lancing Parish Council nature reserve site.
- Furthermore, Lancing Parish Council announced by writing to every resident of Widewater Lagoon on 12th June 2003 that no more jetties were allowed to be built out into the lagoon.
- Also it appears that this jetty is for the exclusive use of their Air B & B customers of which we have to put up with their noise and peering into our garden and the anti-social behaviour of using our garden wall as an ash tray and actually hopping across from the illegal jetty onto ours and entering our garden late at night

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 31

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’

National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The site lies within the built up area and the Lagoon is a Local Nature Reserve and Local Wildlife Site. Policy 31 of the ALP seeks to conserve and enhance biodiversity and to avoid harm to wildlife areas and marine habitats. Proposals for development which are likely to have an adverse effect on a Local Nature Reserve or Local Wildlife Site will not be permitted unless it can be demonstrated that reasons for the proposal outweigh the need to safeguard the nature conservation value of the site.

Lancing Parish Council own the Lagoon and they have advised that they will not permit any more new jetties. They have objected to the application accordingly. However, their powers as landowner are separate from consideration of the planning merits or otherwise of the development. Any decision made by the Local Planning Authority does not override the landowner’s right to require the jetty to be removed.

Visual amenity and impact on Lagoon

The jetty is a modest feature which projects into the Lagoon by a maximum of 2.1m. It is positioned between two other jetties, both of which are larger and

project further into the Lagoon. There are many other examples of jetties elsewhere at the lagoon.

The jetty has a cantilevered design which minimises the impact on the lagoon and does not involve disturbance of the lagoon bed. There is not considered to be an adverse impact on the nature reserve/wildlife site.

It is not considered that the jetty has a harmful visual impact and, in the context of the jetties at the immediate neighbouring properties as well as elsewhere along the lagoon edge, it is not out of keeping or detrimental to the character of the area. As no demonstrable harm is caused, the proposal can be supported on planning grounds.

Residential amenity

The neighbouring occupier to the west (No. 204) has objected to the application and has referred to loss of privacy and trespassing onto their property. The neighbouring jetties are close to each other and it is possible to step across and to look back towards the neighbour's garden. There is a suggestion that guests using 206A as an Air B&B are responsible for this. The applicant has agreed to install a planter and trellis at the edge of the narrow part of the jetty to prevent access and to protect privacy. It is not considered that this feature would be visually intrusive and would successfully overcome the objections from 204.

To the east, there is greater separation to the neighbour and the jetty has no adverse impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Planter and trellis to be installed within 3 months

Is recommendation contrary to letter(s) of representation? N

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.

Case Officer: Peter Barnett

Date: 23 February 2026

Authorised by: Gary Peck

Date: 25 February 2026