

Expiry: 19/3

Development Management - Delegated Officer Report

Application Number: AWD/0065/26

Recommendation – Approve

Site: 66 Shadwells Road, Lancing

Proposal: Rear extension and front porch (rear conservatory removed)

Date of site visit: 13/3

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an end of terrace 1970's house on the east side of Shadwells Road. The site backs on to the recent development at New Monks Farm. The site shares a side alleyway with No. 68, to the north.

It is not in a conservation area and is not a listed building. There are no TPO's on the site. It is in flood zone 1 with no known surface water flood risk.

It has a rear conservatory and front porch both to be replaced. It also has a detached garden outbuilding at the end of the rear garden occupied as an annex.

The existing conservatory is 3metres deep. The proposed extension is 3.8 metres in depth and 2.7 metres in height.

The existing porch is 1.7 metres deep and 2.7 metres wide with a shallow pitched roof. The proposed porch is slightly wider, 3 metres, and deeper at 2.45 metres. It is flat roofed and 2.4 metres in height. Both extensions are to be brick built.

The enlarged porch is required to accommodate the applicant's mobility scooter. The rear extension is required as a living room to allow the original front room to be used as a bedroom by the applicant.

Relevant Planning History

AWDM/0292/21 – Detached annex in rear garden for full time live in carer. Granted.

Consultations

Lancing Parish Council: in support.

Expiry: 19/3

Representations¹

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.

Visual amenity

The porch extension is deeper than the existing porch and deeper than others in the road. No. 68, to the north sits forward of the site. There is a shared alley between them. The south side of the porch is largely glazed so will give it a lighter appearance

While larger than would normally be considered acceptable, it is noted that the porch is required to be a certain size in order to accommodate a mobility scooter. It is not considered the extension will cause significant harm to the streetscene and given the applicant's needs, on balance, it is acceptable.

Residential amenity

The rear extension proposed is not full width but will abut the south boundary with No. 64. No. 64 has a rear extension beyond which is an enclosed veranda style addition on the shared boundary. This is deeper than the extension proposed.

The extension will not be harmful to neighbour amenity. Adequate garden space remains.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Expiry: 19/3

4. No south side windows to rear extension.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: MOK Date: 17/3

Authorised by: Peter Barnett Date: 17 March 2026