Development Management – Delegated Officer Report

Application Number: AWDM/1258/25 Recommendation: APPROVE

Site: 6 Ring Road, Lancing, West Sussex

Proposal: Single storey outbuilding at rear of garden.

Date of Site Visit: 27th October 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached dwelling with a level change from the front of the property to the rear. Consent was granted and implemented in 2018 under AWDM/0830/18 for a rear extension and basement. Following this consent was granted for the terracing of the garden with boundary fences up to 2.6 metres high due to excavated material being deposited in the rear garden following construction work (AWDM/0365/21). The garden is currently divided into two sections, stepping out from the basement of the house a lawn to the rear all on one level, then a rear section (which is currently fenced off,) which is currently not level which is to be the site of the proposed single storey outbuilding.

The outbuilding is a single storey flat roof building which is for the ancillary, incidental enjoyment of the occupiers of the dwelling house. A summer house with W.C, kitchenette and office space. The building is an 'L' shape along the boundary with no. 4 Ring Road and slightly set in from the boundary with no. 8. The level of the site will be higher than that either side as it is to be built up in line with the consent set out above. The land is/will be higher than the dwelling to the rear also the contemporary new build in Mill Road.

The building will be clad with timber effect cladding and all glazing will face north towards the rear of the dwelling house.

It is noted that the boundary fencing to the east and west adjacent to the site of the building has not been erected. This will be finished in accordance with the previous consent on completion of works.

Consultations:

WSP Drainage Consultants: - We would recommend the approval of the application. With the following informative attached: -

Informative 1 – The applicant could consider the use of SuDS (such as rain gardens and water butts) where possible, within their drainage strategy to provide runoff betterment.

Lancing Parish Council: - Support the application

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed outbuilding will not be visible within the street scene. It is on lower ground level to the rear of the long garden. It will be visible from neighbouring dwellings to the sides and to the rear. Due to the land available and the single storey nature of the development, it is not considered that the development will be harmful in terms of visual amenity and character within the locality. It is an ancillary building in contemporary form and finish, which will not overly dominate the site or surrounding dwellings. The outbuilding will not be used for primary living and therefore the existing residential character of the site will be preserved.

Residential amenity

The building will be visible from adjacent dwellings either side however, due to the long rear gardens, the structure is not close to the rear of the neighbouring dwellings. There will be no overlooking, loss of light or privacy as a result.

The contemporary dwelling to the south of the site is at a lower ground level and is in close proximity. However this neighbouring dwelling is designed so that there are no habitable windows or amenity space on the north side of the building directly adjacent to the site of the outbuilding. Similarly the outbuilding has no openings facing south. The building will therefore not result in any loss of light, privacy or overbearing impact. The relationship is therefore acceptable. The building being for ancillary use also further limits its impact in this case as it is only for the enjoyment of those within the existing household. A condition is set out below to ensure that this is the case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials timber cladding
4. Incidental only

Is recommendation contrary to letter(s) of representation N

1. 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.
2. SuDS

Case Officer: Hannah Barker Date: 1st December 2025

Authorised by: Peter Barnett Date: 1 December 2025