Expiry: 1/10

Development Management - Delegated Officer Report

Application Number: AWDM/0897/26 Recommendation – Approve

Site: 1 Lisher Road, Lancing

Proposal: Two storey side extension and single storey front extension.

Date of site visit: 18/9

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an end of terrace house on the north side of Lisher Road and corner of Hayley Road. Built in the 70's this two storey house has an east/west orientation and its flank wall to the street on its south side. Pedestrian access off Lisher Road serves 8 houses that have their frontages bisected by a public footpath. No. 1 has an angled side garden abutting the pavement edge of Lisher Road with a wider rear garden and gate. The side garden is part of the open corner as it is enclosed by a low picket fence only.

The site is not in a conservation area and is not a listed building and there are no TPO's on the site. It is in Flood zones 1 and 2 with no known surface water flood risk.

Permission is sought to add a two storey side extension with a width of between 3.3m and 2.5m taking account of the angled side boundary. This leaves 800mm to the back edge of the pavement. It is also proposed to extend the flat roofed porch across the extended frontage. The current plans show a second staircase and two bedrooms upstairs and a shower room and play room downstairs. The extension has a marginally lower ridge line.

Access from the first floor is available. The plans have been revised to also show access from the shared hallway rather than from the porch.

Relevant Planning History

None.

Consultations

Highways:

The site is accessed via Lisher Road a D classified road subject to 30mph speed restrictions.
The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no highways injuries or

collisions reported within the vicinity of the existing dwelling to flag a concern with the operation of the highway network at this point.

The proposals seek erection of a first and second floor side extension and result in an additional two bedrooms; which has been outlined as serving a family member. The extension, although comprises additional washrooms, does not represent a standalone unit and would be ancillary accommodation to the host dwelling, with doors integrating it with the rest of the property. The addition of two bedrooms at the property would not be considered to generate a material increase in vehicular movements on the highway over that already generated by this and other dwellings in this location.

The WSCC Parking Demand Calculator outlines that the additional two bedrooms at this property would raise the parking demand from two to three parking spaces. The existing parking provisions and practises have not been outlined by the applicant within the associated documentation.

Matters relating to existing parking pressures are matters for the Local Planning Authority to consider. On-street parking is an existing practise within Lisher Road; on-balance, the requirement for an additional vehicle to park would not be considered to materially change the current arrangement or cause a highway safety or capacity concern.

Cycling is a viable alternative to the use of a car in this location for a number of shorter journeys. The LPA may wish to consider whether a cycle parking condition would be justifiable alongside this proposal to alleviate the reliance on the use of a car. Bus services are in operation along Grinstead Lane- a short walk from the site and offer services to Lancing centre where further sustainable transport links can be made.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Lancing Parish Council: supports the application but notes parking and access issues in the road.

Southern Water:

Existing Water Main - tree, buildings, assets within stand-off distance

The 100 mm diameter water main requires a clearance of 3 metres on either side of the water main to protect it from construction works and to allow for future maintenance access.
No excavation, mounding or tree planting should be carried out within 3 metres of the external edge of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. Please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

Condition

In order to protect water apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect/divert the public water supply main.

Plus, standard informative regarding potential for public sewer on site.

Expiry: 1/10

WSP Drainage Consultants

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development **we would recommend the approval of the application** with the following informative:

Informative 1: The applicant must follow the drainage hierarchy of preference. Due to the size and location of the development, an infiltration test should be carried out in accordance with the Part H2, paragraph 1.34 to 1.37 of the Building Regulations (https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PDF_AD_H_2015._pdf). This rate should then be put into the calculation in Part H3, paragraph 3.28. Following this the applicant can use the free tools at https://www.uksuds.com/ to size the soakaway for the 1 in 100 (1%) plus CC event.

If infiltration fails, the same links should be used to size attenuation storage to ensure surface water runoff does not increase from the existing discharge rate.

To obtain the relevant rainfall data the applicant can visit https://fehweb.ceh.ac.uk/ to download the point data for their site and input the csv file into the tools above.

Representations

9 neighbours notified. 1 objection received:

Inadequate parking for existing homes already. Extending houses without creating off street parking will worsen this.

Works vehicles make parking and pedestrian movements, especially those with disabilities, more difficult.

Larger homes mean more noise for neighbours form more occupants.

Noise and disturbance during build, hours and duration, must be considered for those at home during the day.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15 and 36
'Supplementary Planning Guidance' comprising: Development Management Standard No. 1 Space Around New Dwellings, Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (August 2026)

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.

Expiry: 1/10

Intended Use

The application is for a two bedroom extension to the existing house. However, it does include a second staircase. The applicant has explained that the extension is for family members only, either resident or visiting, and will allow for greater levels of privacy.

The original plans showed a link from first floor landing only. The revised plan shows access from the shared hallway also. This recommendation includes a condition that the extension is only used as an extension to the original house and that the doors at hall and landing remain open at all times A separate, self contained dwelling would not be acceptable in this case.

Visual amenity

The side extension is staggered in width with the rear part wider than the frontage. It has a matching eaves line and slightly lower ridge line, the first floor being set back 300mm. It leaves a minimum of 800mm to the side boundary. This strip of open area will remain to the back edge of the pavement ensuring the extension does not look overly cramped to the plot.

No. 61 has been extended to the side and leaves less room to the back edge of the pavement. A similar extension has been built around the corner at 57 Hayley Road. The D&A access statement submitted illustrates other similar local examples of side extensions.

The existing flat roofed front porch is to be widened to accommodate a shower room. In streetscape terms this is considered to be acceptable.

Residential amenity

The extension is well removed from any neighbour. To the east, immediately facing the site is a block of garages. To the rear the rear garden of Hayley Road is 35 metres away. The nearest house, to the south, is 18 metres away. No first floor side windows are shown. No loss of light or overlooking will occur.

Highways

The highway authority does not object to the absence of additional car parking in this case. On street parking is heavy but a refusal on amenity grounds is not considered to be justified in this case.

Noise and disturbance during the build process can be expected. Planning permission cannot be refused on this basis.

Flood Risk

A revised FRA has been submitted which concludes that the EA’s Standing Advice for domestic extensions is appropriate.

Expiry: 1/10

Southern Water has asked for a condition that prior to commencement details be submitted which demonstrates protection of the public water supply main. The map attached to their comments suggests the mains pipe is within 3 metres of the proposed extension. Consequently, the condition is considered appropriate and proportionate in this case.

The Council's drainage consultant does not require conditions relating to surface water drainage but recommends the standard SuDS informative.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Ancillary/single household/no sub division
5. Details to protect public water main
6. No additional side windows

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

1. 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.
2. Infiltration Test – WSP
3. Householder SuDS
4. SW sewer on site maybe
5. Reason for condition 5

Case Officer:	MOK	Date: 28/10
Authorised by:	Peter Barnett	Date: 28 October 2026