

Development Management – Delegated Officer Report

Application Number: AWDM/0348/26 Recommendation – Approve

Site: **Land between 76 and 78a Brighton Road, Lancing**

Proposal: **Application to Vary Condition 1 (Approved Plans) of previously approved AWDM/1351/24. Amendments: increase in height of central section of building by 110mm; provision of private entrance directly from the street for each maisonette; altered window positions and sizes; formation of rear courtyards and associated alterations to ground floor rear openings and level adjustments to rear gardens; revisions to boundary treatment in connection with stepped level changes at rear**
ORIGINAL DESCRIPTION: Proposed construction of 6no. townhouses and 2no. maisonettes (total 8no. dwellings), within four storey building

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15 May 2026

Proposal, Site and Surroundings

This application relates to a former 48 metre wide green swathe embankment on the south side of Brighton Road, east of the Old Salts Farm Road junction. The site fronts the A259 where there are houses either side, including three storey houses, and opposite, where there are houses and bungalows. It sits in front (north) of Beach Park caravan park beyond which is the sea.

The site is within flood zone 3a and the embankment acts as a sea defence.

Planning permission was granted under AWDM/1247/23, and amended by AWDM/1351/24, to part excavate a 39m wide swathe of the embankment and to erect 6no. townhouses and 2no. maisonettes (total 8no. dwellings), within a four storey building. The ground floor was shown to contain non-habitable accommodation, specifically garages, utility and storage. A bin store, cycle store and gym was shown in the central part of the building on the ground floor. The embankment will be retained either side of the building.

As approved, the building measured 11.7m high at its highest point, 8.8m to the parapet at 2nd floor and 11m to the top of the 3rd floor roof. It was to be finished in buff brickwork, metal cladding to the 3rd and 5th floors and to the oriel windows at 2nd and 3rd floor. Two parking spaces were to be provided for each townhouse, including within an integral garage. The maisonettes were to have one space each, with no garage, and are located within the central part of the building.

A terraced garden was provided at the rear for each unit with a rear roof terrace at 2nd, 3rd and 4th floor levels.

The houses sit off the east boundary with No. 78a by 3 metres. The existing right of way between the street and the caravan park, on the east side of the development, is shown to be retained.

To the west, a gap of 6 metres is left to the side boundary with No. 76.

The accommodation to be provided comprises 6 x 3/4 bed townhouses, 1 x 2 bed flat and 1 x 3 bed flat.

This application seeks approval for a number of minor amendments. They are:

- Removal of shared entrance and communal stairwell to the 2no. flats and introduction of independent private entrances for each
- Removal of gym from ground floor
- Increase in height of central section of building by 110mm
- Altered window positions and sizes
- Formation of rear courtyards and associated alterations to ground floor rear openings and level adjustments to rear gardens
- Revisions to boundary treatment in connection with stepped level changes at rear

Work has commenced and is well advanced.

Relevant Planning History

AWDM/0372/19 - Erection of 6no. 3-bedroom semi-detached 3-storey town houses with integral garages and raised rear gardens – approved

AWDM/1247/23 - Proposed construction of 6no. townhouses and 2no. maisonettes (total 8no. dwellings), within four storey building – approved

AWDSM/0623/24 - Approval of Details Reserved by Conditions 4 (boundary treatment), 5 (hard and soft landscaping), 6 (foul and surface water details) and 11 (construction management plan) of AWDM/1247/23.

AWDM/1351/24 - Proposed construction of 6no. townhouses and 2no. maisonettes (total 8no. dwellings), within four storey building.
Application to Vary Condition 1 (Approved Plans) and Condition 3 (Material Finishes) of previously approved AWDM/1247/23. Amendment: Change material finishes of the exterior of the development.

AWDM/1434/24 - Approval of Details Reserved by Conditions 10 (acoustic glazing details) and 19 (ASHPS) of Application AWDM/1247/23.

AWDM/1286/25 - Approval of Details Reserved by Condition 7 (drainage maintenance) of application AWDM/1247/23.

Consultations

West Sussex County Council: The Highways Authority has no concern to the variation of condition 1, there are no changes to access or parking.

Adur and Worthing Councils: Public Health: No objection

Drainage: No objection on surface water grounds

Environment Agency: No objection to this variation of condition.

Southern Water: No objections

Lancing Parish Council: It was resolved, in line with previous objections to the application generally regarding overdevelopment of the site, that members did not support the application due to implications on road network in the locality if the proposed development took place and the subsequent long-term effect on the road network as there is very narrow access to the site.

Representations

Letter of objection received from the occupier of 219 Brighton Road:

- Against any changes to the plans
- Building is already too high
- Separate entrances would cause more traffic problems

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2, 3, 15, 18, 20, 22, 28, 30, 34 and 36

'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'

Sustainable Energy SPD (August 2019)

WSCC Guidance on Parking at New Developments (Sept 2020).

National Planning Policy Framework (2024)

Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Visual amenity and character

The scale and design of the building was previously considered to be acceptable in this location where there is an increasing variety of buildings. The proposed changes do not result in significant alterations to the appearance or scale of the building. The increase

in the height of the central section by 110mm will not be viewed as a particularly noticeable change in the street scene.

The minor adjustments to the rear garden levels and the provision of rear courtyards are not widely visible and do not alter the character of the building.

Residential amenity – impact on neighbours

The alterations do not have a material impact on neighbouring amenity. The change to the central section is sufficiently distant from the boundaries to not affect neighbouring properties.

Parking and access

Two parking spaces continue to be provided for each townhouse, including within an integral garage. The maisonettes continue to have one space each, with no garage.

The Highway Authority has no objection.

Bin and cycle storage is shown within the central part of the building.

Recommendation

APPROVE - Subject to Conditions:-

1. Approved Plans
2. Schedule of materials as approved
3. Details of boundary treatments as approved
4. Details of hard and soft landscaping as approved
5. Surface water drainage scheme as approved
6. Surface water maintenance scheme as approved
7. Prior to the first use of the development, a detailed verification report (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include a full set of “as built” drawings plus photographs of excavations (including soil profiles/horizons), installation of any surface water drainage structures and control mechanisms
8. The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (ref: 16290/01/HOP/RPT/01, prepared by HOP, dated April 2023) and the following mitigation measures:
Finished Floor Levels for all sleeping accommodation shall be on the second floor or above and set no lower than 7.7m above Ordnance Datum (AOD).
This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme’s timing/phasing arrangements.
The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

9. In accordance with approved noise protection scheme
10. Construction management plan as approved
11. Working hours 8-6 Mon-Fri, 8.30-1 on Saturdays
12. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose
13. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority
14. Garages to be for parking and domestic storage only
15. Flank windows obsc/1.7m cill
16. No new windows
17. PD restricted
18. ASHPs and solar panels as approved

Informatives

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. The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
3. The applicant is advised to contact the WSCC Traffic Regulation Order team (01243 642105) to obtain the necessary paperwork and commence the process associated with the proposed removal of parking bays outside the site. The applicant would be responsible for meeting all costs associated with this process. The applicant should note that the outcome of this process cannot be guaranteed.
4. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
5. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Is recommendation contrary to any representations? No.

Case Officer signed: Peter Barnett

Date: 28 May 2026

Authorised and signed by: Louise Prew

Date: 03/06/2026