Development Management - Delegated Officer Report

Application Number: AWDM/0124/26 Recommendation – Approve

Site: 50 Brighton Road, Lancing

Proposal: Extensions and alterations to include a widening of the existing garage, provision of a single storey link between the garage and the existing house, rear extension to ground floor (with balcony over), raising of roof eaves and ridge height to form first floor accommodation with first floor rear balcony. Extension of existing lower ground floor area and rear terrace. Increase in width of walls internally to provide improved insulation, use of horizontal timber cladding on rear and east side and slate tiles

Date of site visit: 9 March 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the south side of Brighton Road. It has a detached flat roofed garage in front of the property and a rear conservatory leading to a large, raised terrace with steps down to a long garden. The property sits further back from Brighton Road than its neighbour to the east, No. 52 but sits forward of its neighbours to the west, Nos 46 and 46A, which are larger two storey dwellings. It also sits behind the line of No. 48 which fronts the road to the west. The property sits on the boundary with a public footpath to the beach on its western side, which also forms the driveway to Nos 46 and 46A.

It is proposed to widen the garage and construct a single storey link extension to the front of the property. A single storey rear extension to the ground floor is proposed with balcony over. The main change is a raising of the roof eaves and ridge height to form first floor accommodation with a first-floor rear balcony. An extension of the existing lower ground floor area and rear terrace is proposed. There will also be an increase in the width of the walls to provide improved insulation, plus the use of horizontal timber cladding and slate tiles as external materials.

Amended plans have been received following discussions with Officers to reduce the extent of the increase in the height of the ridge and eaves from 1.8m to 1.2m. The ridge height of the property will therefore increase by 1.2m from 5.6m to 6.8m. In addition, the use of cladding has been removed from the front extension and along the west side of the property, to be replaced with render.

Relevant Planning History

None

Consultations

Original Plans:

Lancing Parish Council: Object. Overdevelopment of the site and works would block a public right of way for access generally and to the emergency services. The completed works would also overhang the boundary onto what is a very narrow public right of way.

Representations

2 letters received from the occupiers of 46 and 46A Brighton Road:

- Access is required to the driveway for 46/46A and the public footpath
- Utilities are laid under the driveway/footpath so no heavy vehicles should use the driveway
- Construction vehicles, materials and scaffolding should not obstruct the driveway
- Widening the walls of No.50 must not encroach over the driveway

Letter of support received from the occupier of 52 Brighton Road:

"I have reviewed the proposed drawings and I have also met with the owner of No.50. I can confirm that I am supportive of the extensions and alterations that are currently proposed to No.50. I do not consider that the proposals will detrimentally affect my living conditions/amenities. I am also of the opinion that the proposed changes to No.50 are of a high quality design and will enhance the appearance of the street. I am satisfied with the resultant relationship with my own property in visual terms.

Additionally, it is relevant to point out that I am actively commencing work on preparing drawings to extend/alter my own property to provide a similar design and increase in floor area to that currently proposed at No.50. I am in the process of appointing an Architect, and it is envisaged that a Planning Application for my property will be submitted to the Council soon."

Amended Plans:

Lancing Parish Council: Maintains its previous position in respect of this application and reiterates the objections set out in its comments dated 30/03/26.

The amendments to the proposed roof height do not address the Parish Council's substantive concerns regarding the proposal. The Council continues to consider that the development represents an overdevelopment of the site, having regard to its scale, siting and relationship with the surrounding area. The Council also remains concerned about the impact of the proposed works on the adjacent Public Right of Way, particularly in relation to maintaining safe and unobstructed access for users of the route and, where required, access by the emergency services.

Furthermore, the completed development appears to overhang/encroach upon the boundary of the Public Right of Way, which is already particularly narrow. The Council considers that this would have an unacceptable impact on the usability and accessibility of the route.

Accordingly, notwithstanding the amended roof height, Lancing Parish Council maintains its objection to the application and requests that its previous comments are read alongside this response.

2 representations received from the occupier of 46A Brighton Road and on behalf of the occupier of 46 Brighton Road:

- Still concerned at proposed widening and cladding of walls
- The side wall of No. 50 is on the boundary
- Any reduction in the width of the driveway would make a difficult access even worse
- Any obstruction of the driveway during construction would not be acceptable

Officer's Note: The plans have been amended further since the second round of public consultation to remove the cladding from the west side elevation.

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 (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.

Visual amenity

There is a mixed character along this part of Brighton Road, with both bungalows and two storey houses. Further west there are larger contemporary dwellings. The proposed increase in height of No.50 will not appear out of character in this context. The lowering in the proposed height of the ridge and eaves height has helped to reduce its impact further.

The proposal will result in a stepping up in roof height from the bungalow at No. 52 back to the dwellings at No.46/46A and, its set back position from the road means that it will not be unduly dominant.

The new materials are considered to be suitable for this coastal location where contemporary design is more commonplace. The removal of cladding

from the front extension and west side elevation is considered to improve the overall appearance of the proposal.

Residential amenity

The dwellings along this part of Brighton Road are unusual in that their alignment is irregular. The most affected property is No. 52 immediately to the east, a hipped roof bungalow which sits forward of No. 50. It has a flat roofed rear extension which projects in line with the front part of No.50. Permission was granted in 2022 for a hip to gable roof extension to the rear plus a continuation of the roof extension to form a cover over part of proposed new terrace on the roof of the existing rear extension (AWDM/1649/22) but it has not been implemented and it lapsed in November 2025.

The proposed raising of the eaves and ridge will add bulk and height which could impact on the amenities of the occupiers of No. 52. That property has a west facing kitchen window which faces the front garden of No.50 and rear facing living room patio doors. The proposed front extension stops short of the side window before stepping back to a distance of 3.4m from the window for the flat roofed link extension. The link is to be used for storage and while it contains access doors, they are solid and will not cause an increase in overlooking compared with that which can already occur through the existing use of the front garden.

The additional height is likely to have some impact on light to the side and rear windows at No. 52, but the rear patio doors already have a canopy over them and there is a shed in the rear garden on the boundary with No.50 close to the rear elevation of No.52 which also obscures light and outlook to some extent, as does the existing bungalow at No.50. The subsequent reduction in the extent of the height increase will help to reduce the impact of the proposal on neighbouring amenity. The position of the proposed rooflights on the eastern roofslope has been raised so that the cill is no less than 1.7m above floor level to avoid overlooking.

On balance, it is not considered that the extensions will result in serious harm to No. 52. Furthermore, the occupier of No. 52 has written in support of the application and has suggested that he is looking to extend his own property in the near future.

To the west, Nos 46 and 46A sit further back and are not considered to be adversely affected by the proposed development. The nearest part of No. 46 is a ground floor garage, and no adverse loss of light nor outlook will occur. There are three east side windows at No.46 but the proposed rear extension will not obstruct them. There is an existing terrace and the relationship with the windows will not be significantly different.

With regard to concerns about the possible obstruction of the driveway, the applicant's architect has confirmed that it is proposed to build on "*the existing structure where possible and increasing the external wall thickness* ***internally*** *to provide enhanced thermal and structural capacity. The external flank walls can be raised via the 'building overhand' method of construction, whereby the increased wall heights are built from the inside of the property where necessary. This is not an uncommon form of construction in instances such*

as this, where external scaffolding cannot be used for legal or practical reasons. The details of the process will be included in a Construction Management Plan (CMP) and Health and Safety Plan that will be worked up alongside the construction/Building Regulations drawings."

He further advised that, "*having spoken with the Party Wall Surveyor it is envisaged at this stage that the approach will see scaffolding erected at either end of the property and various lengths of platform scaffolding constructed within the two flank walls to allow for the external walling to be raised from the inside. The roof structure can also be installed from the inside, with the trusses or roof timbers lifted into place either manually or via a crane. The roof structure will probably sit on the internal leaf of the enhanced cavity wall as this is likely to be the load-bearing element. The cladding of the roof can be undertaken without the need for scaffolding. The installation of guttering etc on the two flank walls will reflect that which is currently installed. The eaves overhang will match the existing."*

On this basis, there should not be any obstruction of the driveway and footpath, particularly with the cladding now removed from the application. Nevertheless, while not usually required for a householder application, in this case a condition to secure a CMP will be imposed in light of local concerns.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. CMP

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. WSP Informatives

Case Officer: Peter Barnett Date: 24 September 2026

Authorised by: Jo Morin Date: 24.09.2026