Development Management – Delegated Officer Report

Application Number: AWDM/0594/25 Recommendation: APPROVE

Site: 13 First Avenue, Lancing, West Sussex

Proposal: Enlarged Single storey rear extension; front porch

Date of Site Visit: 24th June 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is an end of terrace dwelling within a street of similar properties. There is an existing two storey flat roof extension to the side and single storey lean to extension to the rear. Consent is sought to add to the depth of the rear extension and add a flat roof to 4 metres in depth. Also proposed is a pitched roof porch to the front of the dwelling.

Representations: - None received.

Lancing Parish Council: - Support

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 porch will be a prominent feature within the street scene and the uniform, lean to tiled overhang which forms the general character here will be interrupted by the

proposed pitched roof porch. However, there are other examples of porches within the street, including at the other end of this short terrace. While larger than that porch, it is not considered it will cause serious harm to the appearance of the dwelling or the wider street scene. Materials to be used will match existing.

The rear extension will not be visible within the street scene, there is currently a 2 metre deep extension to be increased to 4 metres in depth. This will result in a subservient addition. There are extensions to the rear of both the adjacent dwellings such development is not out of character here.

Residential amenity

The porch will be visible from adjacent dwellings however there will be no harm to amenity as a result.

The rear extension is deeper than existing and will be adjacent to the boundary on both sides. At 4 metres as proposed, it will not project more than 3.5 metres beyond the rear of the adjacent extensions at the neighbouring dwellings. Therefore the development will comply with Development Management Standard No. 2. No loss of light, privacy or overbearing impact will occur in this case and the development can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the 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: Hannah Barker Date: 26th June 2025

Authorised by: Peter Barnett Date: 26 June 2025