Development Management – Delegated Officer Report

Application Number: AWDM/0604/25 Recommendation: Approve

Site: Land South Of Glebe House, Upper West Lane, Lancing

Proposal: Application to Vary Condition 1 of previously approved AWDM/1626/23. Amendment: additional photovoltaic panels to the roof. Original description: Proposed two storey dwelling house in the grounds of Glebe House

Date of Site Visit: 23 May 2025.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to land within the grounds of, and south west of, Glebe House. Permission was granted in 2024 for a detached 3 bedroom house (AWDM/1623/23). Work is well underway.

This application seeks permission to vary the approved plans to include additional PV panels on the roof. The plans show panels introduced on the east (rear) roofslope of the main part of the house plus additional panels on the inner roofslope of the smaller element at the south end of the house.

The site is within the North Lancing Conservation Area.

Planning History:

AWDM/1623/23 - Proposed two storey dwelling house in the grounds of Glebe House - approved

Consultations:

West Sussex County Council: The Highways Authority - No highway objection

Drainage: Recommend approval

Southern Water: No objections

ADCAG: Approve

Lancing Parish Council: Support the application

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17, 18, 20, 22, 28, 30, 31, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
North Lancing Conservation Report
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (December 2024)
Technical Housing Standards – nationally described space standard (DCLG 2015)

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 Conservation Area.

Visual amenity and impact on character and appearance of Conservation Area

The additional PV panels are to be located on roofslopes that do not face the road or are visible from public viewpoints. There will be no adverse impact on the Conservation Area.

Residential amenity - neighbours

The position of the PV panels on the rear roofslope will face the garden of Glebe House but will not be harmful to residential amenity. The other panels on the inner roofslope will not be visible from neighbouring properties.

Sustainability

The proposal will increase the sustainability credentials of the development and can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials as approved
3. CMP as approved
4. Hours of working
5. Tree protection measures to be provided as per recommendations of tree report and retention of vegetation on west boundary
6. Drainage as approved
7. Removal of PD rights
8. Ecological enhancements as per recommendations of ecology report
9. Sustainability measures to be included as per D&A Statement
10. Obscure glaze south facing windows

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 20 June 2025

Authorised by: Louise Prew Date: 20/06/2025