Expiry: 12/11

Development Management - Delegated Officer Report

Application Number: AWDM/1156/25 Recommendation – Approve

Site: 17 Irene Avenue, Lancing

Proposal: Demolition of existing extension and provision of ground floor rear flat roof extension

Date of site visit: 1/10

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to amid terraced two storey dwelling on the west side of Irene Avenue.

Permission is sought to replace a rear extension. The new extension is full width and is proposed at 4 metres depth and 3 metres in height.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no known flood risk.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No response.

Representations

None received.

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 (December 2024)

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

Expiry: 12/11

effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Residential amenity

Both neighbours have rear extensions. The proposal will extend 1.5 metres beyond No. 15's extension and 500mm beyond No. 19's.

No harm will occur.

Visual amenity

The extension is appropriately designed for this rear elevation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows

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:	MOK	Date: 22/10
Authorised by:	Peter Barnett	Date: 22 October 2025