

Expiry: 13/8

Development Management - Delegated Officer Report

Application Number: AWDM/0742/26

Recommendation – Approve

Site: 32 Pratton Avenue, Lancing

Proposal: Proposed single storey rear extension and new windows in existing side wall.

Date of site visit: 17/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the east side of Pratton Avenue. It is a simple hipped roof construction with a painted render finish.

Permission is sought to add a 5 metre deep rear extension, flat roofed to 3.2 metres in height with 2 rooflights. As a consequence of the extension two windows are proposed in the original side wall to light an existing bedroom.

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 associated flood risk.

Relevant Planning History

AWDM/0743/26 - Application for Certificate of Lawfulness for Proposed hip to gable loft conversion including rear dormer and 2no. rooflights. Granted

Consultations

Lancing Parish Council: support

Representations

5 neighbours notified.

No. 30 has confirmed no objection.

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)

Expiry: 13/8

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

The extension is to the rear and will not be harmful to visual amenity.

Residential amenity

Both neighbours have rear extensions with No. 34's deeper than proposed. No harm to neighbours will occur.

No. 28 has a side window which will face the windows proposed in the original side wall. Mutual overlooking would be possible but as this is an open shared side passage overlooking is already possible. This is easily avoided with the use of a blind or curtains.

Recommendation

APPROVE

Subject to Conditions:-

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

Is recommendation contrary to letter(s) of representation? N

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. SuDS drainage

Case Officer: MOK

Date: 28/7

Authorised by: Peter Barnett

Date: 28 July 2026