

Development Management – Delegated Officer Report

Application Number: AWD/0292/26

Recommendation: APPROVE

Site: 1 Barfield Park, Lancing, Lancing, BN15 9DQ

Proposal: Proposed conservatory.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the south side of Barfield Park and north of the railway line, which is abutting the site. There is also a culverted stream or brook to the west side of the property, which seems to run from the north of the site near the junction with Monks Avenue, Hadlow Way, and Barfield Park.

The property is a hipped roof, semi-detached bungalow, and has a false pitched single storey rear extension.

The street contains predominantly semi-detached and detached bungalows properties comprising flats, bungalows and single dwellings, many of which have been extended.

The site is also within a Flood Zone, and a Flood Risk Assessment has been submitted with the application.

Proposal:

The application seeks permission to:-

- Provide a single storey rear (south) conservatory 3m deep x some 5.82m wide x 3.2m high;
- Faced brick plinth;
- UPVC conservatory with a glazed hipped roof.

Relevant Planning Applications:

AWDM/0338/13 Rear/side extension (amendment to approval AWDM/0861/12)
Approved 23.04.2013

Representations: Lancing Parish Council: Support

Consultations:

Network Rail:

The developer must ensure that their proposal, both during construction and after completion does not:-

- Encroach onto Network Rail land;
- Affect the safety, operation or integrity of the company's railway and its infrastructure;
- Undermine its support zone;
- Damage the company's infrastructure;
- Place additional load on cuttings;
- Adversely affect any railway land or structure;
- Over-sail or encroach upon the air-space of any Network Rail land;
- Cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future.

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15, 36

Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework 2024

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential Amenity:

The conservatory will be to the rear of the property and because of the landscaping to the rear of the site and the separation distance between its side neighbours some 3.7m

to the boundary with no. 3 and some 8.2m to the boundary with 126 North Farm Road to the west, the conservatory will thereby have no material impact onto either of the neighbouring properties. This will also be true for the wider landscape.

Network Rail have submitted a coverall letter regarding development construction within close proximity to their railway lines and their associated assets. It is considered reasonable to apply an informative to any permission to advise that the construction is undertaken in accordance with this document.

Flood Risk

The property is located in Flood Zones 2 and 3 and the required Flood Risk Assessment has been submitted.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment
2. Construction of the conservatory should be undertaken in accordance with the Network Rail official document – “Asset Protection Informatives for works in close proximity to Network Rail’s infrastructure.”
3. Householder Suds
4. Householder flood resistance measures

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

Case Officer: Eve Hearsey Date: 12.05.2026

Authorized by: Peter Barnett Date: 12 May 2026