

Development Management – Delegated Officer Report

Application Number: AWDM/0343/26

Recommendation: APPROVE

Site: 20 Ingleside Crescent, Lancing, BN15 8EN

Proposal: Increase in size of rear dormer. Amendment to approved application AWDM/1493/25 for hip to gable roof extension with dormers to north and south roofslope.

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 property is a semi-detached hipped roof bungalow located on the south side of Ingleside Crescent, and has a single storey rear extension and a rear outbuilding. The front entrance porch is also a later addition. The property has a front hipped roof outrigger. The front amenity area is hardsurfaced for parking.

The street contains predominantly semi-detached bungalows, with a few detached bungalows. Further to the east of the application site lie two storey dwellings, and to the west of the site there is a lone two storey dwelling within the grouping of bungalows.

Many of the bungalows have been extended in some form, for example to the side; the rear; and/or the roof. The neighbouring bungalows to the east of the application site, no.'s 14, 16 and 18 have gabled the hips and have constructed front and rear dormers.

Front dormer 3m wide no. 18 - ADC/0535/08 Approved 22.12.08

Front dormer 3.1m wide no. 16 – AWDM/1316/16 Approved 14.11.16

Front dormer No. 14 – AWDM/1134/15 Approved 15.09.15

Proposal:

The application seeks permission to:-

- Increase the size of the approved rear flat roof dormer (south).

Relevant Planning Applications:

AWDM/1662/20 Lawful Development Certificate for proposed enlarged front porch to north and single storey rear extension to south elevation. **Approved 18.11.2020**

AWDM/1493/25 Hip to gable roof extension with dormers to north and south roofslope **Approved 13.02.2026**

Representations:

Lancing Parish Council:

The application was reviewed and discussed by LPC planning committee and it was resolved to support application.

Consultations: None

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15

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 surroundings.

Visual and Residential Amenity:

The street and area comprise predominantly semi-detached bungalows of a similar design to one another. As mentioned above, some have undertaken roof extensions with dormers to the front and the rear, and the size of the front dormers is quite uniform.

With regard to the rear dormer on the previous application (AWDM/1493/25), it was relatively small in comparison to the aforementioned neighbouring rear dormers. It sat quite high on the roofslope and measured some 5.6m wide x 2.25m deep x 1.95m high.

The proposal will sit below the roof ridge and will measure some 6.45m wide x 3.25m deep x 2.68m high. It will though still retain a gap between it and the roof sides.

It will not be out of keeping with the neighbouring rear dormers and will be in character with the visual amenities of the street. The materials of the dormers will also be in keeping with the neighbouring properties, which will assist in the assimilation of the dormer within its location.

Recommendation:

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey

Date: 20.05.2026

Authorised by: Peter Barnett

Date: 20 May 2026