Development Management – Delegated Officer Report

Application Number: AWDM/1354/25 Recommendation: APPROVE

Site: 4 Myrtle Road, Lancing, West Sussex

Proposal: Proposed roof extension including hip to gable and rear dormer; front, single storey extension.

Date of Site Visit: 2nd December 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow with a front gable and off street parking to the front. To the rear there is an outbuilding/garage to the side and a flat roof rear extension, there is a rear roof light.

Consent is sought for a roof extension to the side with hip to gable extension. Currently the bungalow roof drops in height to the side and is hipped. The extension will bring the lower hip to the main ridge height and then extend with a hip to gable to the side. Also proposed is a rear dormer, amended plans have been received to show the original large, pitched roof and flat roof dormer, reduced in width with a simplistic flat roof design.

A front, single storey extension is also proposed to create an entrance porch, this is set back with a roof overhang an oak pilar.

The pair of semi detached bungalows are within a street of mainly two storey dwelling houses.

Representations: - None received.

Lancing Parish Council: - Support

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 area.

Visual amenity

The bulk of the roof will be increased to raise the roof to the existing ridge and add the hip to gable. Along with the rear dormer the scale of the roof will be increased from existing and the design of the bungalow will no longer match the appearance of the attached bungalow. This will be clearly visible within the street scene, however it is not considered to be harmful to the character and appearance of the existing bungalow or built environment. The ridge will not be increased and the front gable will remain which relates well to the existing neighbour and retains the character in this case.

The combined development proposed is not overly large and does not represent overdevelopment in this case. The dormer has been amended from that originally submitted to show a set in from either side and a more simplistic, smaller scale flat roof design. This is more proportionate and sympathetic than that originally submitted.

Space will remain to the side of the bungalow up to the boundary. The front extension will bring the side of the dwelling closer to the highway however there will still be set back and a recess with covered area. The front gable will still remain the dominant, projecting feature of the building, the front addition will remain subservient.

The applicant's agent has confirmed that the materials to be used will match existing. The works will appear in keeping with the existing pair of bungalows.

Residential amenity

There are dwellings opposite the site and the development will be visible from these however no loss of light, privacy or overbearing impact will occur. This is the case also with the flats to the rear of the site. The dormer will not be less than 22 metres from the windows to the rear therefore this complies with Development Management Standards. To the south is the attached bungalow, the dormer will be visible form the rear garden however a similar development could be built under permitted development which would have a similar impact. Therefore there would be no justification for a refusal on this ground. The other extensions will be screened by the existing building.

To the north there is space to the boundary and the rear of neighbouring terraced, two storey dwellings. The roof extensions come towards these properties however the side elevation of the building is no closer than existing, around 20 metres remains between the side of the bungalow and the rear of the nearest terraced house. There is an existing ground floor side window which will remain and no additional windows. No overlooking, loss of light or overbearing impact will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 19th January 2026

Authorised by: Peter Barnett Date: 20 January 2026