Development Management – Delegated Officer Report

Application Number: AWDM/1436/25 Recommendation: APPROVE

Site: 28 Croshaw Close, Lancing, West Sussex

Proposal: Single storey side extension.

Date of Site Visit: 8th December 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow with rooms in the roof with dormers. There is an existing side and rear extension and there is a detached garage to the side, fronting onto the driveway. The site is within the corner of the cul de sac of similar dwellings and is a wide plot. Consent is sought to construct a single storey flat roof extension to the existing hipped roof extension to the side of the bungalow. A roof lantern is proposed and the space will provide an enlarged kitchen area.

Consultations:

Adur and Worthing Council's - Environmental Health: - Request that contaminated land condition be attached to permission.

Representations: - None received

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

Due to the width of the site there is space available to the side to allow for such additional floor area. Despite the existing side extension the proposed side extension will not result in overdevelopment of the site. There still remains garden space to the

rear and side. There is also space between the proposed extension and the existing garage.

The extension is set back from the highway and from the front of the existing extension, the flat roof design also adds to the subservience of the extension. While flat roof cuts in to the roofslope above the eaves height of the existing extension, it will not be readily visible within the street scene and is 'tucked' into the existing space to the side of the bungalow. Materials to be used will also be brick to match existing.

Residential amenity

Due to the single storey height of the extension, it being set in from the boundaries, the hedges and fences on the boundaries offering screening along with the existing garage. It is not considered that there will be any loss of light, privacy or overbearing impact as a result of the proposed development. The boundaries to the east and south are with the rear gardens of neighbouring properties and no dwellings are in close proximity to the boundary.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Contaminated land.

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: Hannah Barker Date: 15th December 2025

Authorised by: Peter Barnett Date: 15 December 2025