Development Management – Delegated Officer Report

Application Number: AWDM/0381/26 Recommendation: APPROVE

Site: 11 Carisbrooke Close, Lancing, West Sussex

Proposal: Single storey side extension

Date of Site Visit: No visit use of google maps and pre app.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a cul de sac of similar properties. Most of which are separated by pairs of driveways which lead to detached garages within the rear garden.

There is an existing single storey, wrap around extension with flat roof, consent was granted under ADC/0194/08.

Consent is sought here for an additional flat roof, single storey addition to the front of the existing extension. The extension is 4 metres in depth, the same width as the existing extension and 1.6 metres set back from the front elevation.

Lancing Parish Council: - Support

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 (August 2026)
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 extension will be visible within the street scene, as is the existing side addition, there is some set back and the roof form follows that of the existing, also matching in width. The extension is therefore considered to be subservient to the main dwelling. There are flat roof side extensions visible within the street scene and flat roof garages to the side of properties. This design is therefore in keeping in this case and allows for an appropriate design in this case, limiting prominence and impact upon the street scene. Materials to be used will match existing.

Residential amenity

The main property to be affected is that adjacent to the side. There is space to the boundary which is divided by a boundary fence. There are side windows at the adjacent property, the existing extension also has side windows. The main part of the proposed extension is opposite side windows of the neighbouring property. However, to limit any unneighbourly impact the windows are shown as high level and a condition is attached to ensure that they are above 1.7 metre above finished floor level.

The proposed extension is not considered to impact detrimentally in terms of light, privacy and outlook upon the adjacent occupiers. There is space between the buildings and the existing extension already limits light and outlook to some extent. The extension does not therefore warrant a refusal in this case.

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 west elevation of the extension, high level windows only, 1.7 metres above finished floor level.

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: 2nd November 2026

Authorised by: Peter Barnett Date: 3 November 2026