Expiry Date - 02/09/2026
Extension of Time – 25/09/2026

# Development Management – Delegated Officer Report

**Application Number: AWDM/0820/26** **Recommendation: – APPROVE**

**Site:** **15 Lancaster Road Worthing West Sussex BN12 4BP**

**Proposal:** **Remodelling of bungalow involving west side and front (north) extensions plus first-floor accommodation within replacement, raised, part pitched/part flat roof with rear (south) dormer; associated elevation alterations.**

**Date of Site Visit:** 21/07/2026.

**Neighbours Checked: Y**

**Additional Neighbours Notified: N**

## Site and Surroundings

The site, 15 Lancaster Road, is situated within an established residential area in Worthing. The site comprises a detached bungalow with a pitched roof. The immediate locality is characterised by a varied mix of property types, with a number of other detached bungalows present alongside two-storey detached properties. The building line is uneven along the street, with the application property set back quite substantially from the neighbouring property at No.17. Properties within the locality are set within individual plots, with driveways of varying lengths, typically accompanied by private rear gardens and garages to the sides of the properties. The application property follows this pattern. Roof forms are eclectic along the street, with a variety of heights and designs. The application property also contains an existing rear dormer.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

## Proposal

Planning permission is sought to remodel the bungalow involving west side and front (north) extensions, along with first-floor accommodation within the replacement, raised, part-pitched/part-flat roof, with a rear (south) dormer, and associated elevation alterations.

Following initial concerns, the height and overall scale of the remodelling of the original proposal have been reduced.

The enlarged footprint of the dwelling would be as a result of extensions to the side (west) and front (north) elevations. The footprint of the bungalow would not extend any further east or south than the existing footprint of the bungalow.

A combination of a proposed crown roof and pitched roof forms are proposed, finished with charcoal plain roof tiles. The proposed crown roof would include a large, glazed atrium.

Three Velux rooflights are proposed on the front (north-facing) roof slope. A verandah/porch extension is also proposed on this side, with the proposed roof extending over the new porch/verandah.

On the east elevation, a high-level Velux rooflight is proposed above the stairs.

The elevations would primarily consist of white rendered walls, with all external ground-floor walls to be finished in white render, and charcoal plain tiles along the roof slopes.

A new flat-roofed dormer is proposed on the rear (south) elevation. It would be approximately 2.84m in depth, 2.47m in height and 6.21m in width. It would be in place of the existing smaller dormer and would project only approximately 0.84m further south than the existing dormer. The dormer does not contain any side openings and is proposed to be clad with charcoal plain tiles.

The proposed ground-floor layout would be enlarged to provide a larger lounge/dining area, together with the repositioning of bedrooms. The proposed first-floor accommodation would be contained within the new roof, with a large lounge area adjacent to the bedroom and a new bathroom.

**Relevant Planning History:**

No relevant planning history.

**Consultations**

Southern Water

*"Southern Water has no objections to this proposal.*

*Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.*

*Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.*

*It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.*

*For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)*

*Website:*
*southernwater.co.uk or by email at:*

*SouthernWaterPlanning@southernwater.co.uk".*

**Neighbour Representations**

17 Lancaster Road

*"Due to the property being set much further back on their plot than our house we are concerned for loss of light to our garden. We would like to request a 'loss of light' sunlight and daylight survey be taken out."*

Planning Officer Response: It is understood that the applicant and agent have discussed the proposals with the occupants of No.17. The scheme was subsequently amended and reduced in scale in response to the concerns originally raised. It is therefore considered that the amended proposals satisfactorily address the concerns raised by the occupants of No.17 in relation to loss of light to their garden.

**Relevant Planning Policies:**

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2026)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

**Planning Assessment**:

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

***Visual Amenity***

Firstly, it should be noted that, following initial concerns, the proposals have been amended. The original submission raised concerns regarding the vertical elements of the roof addition, resulting bulk and its relationship with the modest footprint and proportions of the existing bungalow. Concerns were also raised regarding the scale and massing and the potentially overbearing relationship with No.17 Lancaster Road, who subsequently also objected to the proposals.

Following discussions, the proposals were reduced in height and scale. As such, the latest proposals are those to be assessed.

The enlarged footprint of the dwelling would result from extensions to the side (west) and front (north) elevations. The footprint would not extend any further east or south than the existing dwelling. The property is already situated significantly further back from the road than the building lines of No.17 Lancaster Road and properties further west. The proposals would therefore only extend the footprint slightly northwards and westwards, whilst broadly retaining the existing footprint to the south and east. Properties to the east, including No.13 Lancaster Road, would remain visually unimpeded, and the application property would remain within the established building

line to the east. Given the varied building lines along this part of Lancaster Road, the scale and massing of the proposed remodelling are considered visually acceptable.

This part of Lancaster Road is characterised by an eclectic mix of property types, including detached bungalows and two-storey dwellings of differing heights, roof forms and building lines. The remodelled bungalow would incorporate crown and pitched roof forms, finished with charcoal plain roof tiles. Whilst the proposed crown roof form is less common, there is an example at No.11 Lancaster Road. Given the varied character of the area, the proposed roof forms are considered visually acceptable.

The proposed rear dormer would replace the existing dormer. Although larger, it would not be readily visible from the road and is therefore considered visually acceptable.

In terms of materiality, white render and brickwork appear to be the dominant materials in the area. The elevations would primarily comprise white render, consistent with the existing bungalow and surrounding properties, with the roof slopes clad in charcoal plain tiles. Whilst the proposed roof cladding is not a preferred option, given the property's substantial set back from the road, it is considered visually acceptable. The contemporary elevation treatment would not result in unacceptable harm to the visual character of the area.

Although situated on the principal front elevation, there are no visual concerns with the proposed verandah/porch extension.

Overall, following the amendments, the scale, massing and design of the remodelled bungalow are considered visually acceptable.

***Residential Amenity***

The most affected properties are considered to be No.17 Lancaster Road (west) and No.19 Drummond Road (south). A brief assessment of the potential impacts on No.13 Lancaster Road (east) has also been carried out below.

<u>17 Lancaster Road</u>

17 Lancaster Road is a two-storey detached dwelling situated to the west of the application site. It is positioned much further forward than the application property, closer to the road and along a different building line. Whilst the remodelling of the bungalow would result in the property being approximately 2.2m closer to No.17, there is a large side extension to No.17 which is of relatively substantial height and contains limited openings that could be affected.

There is a single ground-floor window on the east side elevation of No.17 which the proposed remodelling would be closer to; however, this window appears to serve a garage. In any event, the impact on the receipt of light to this opening would not be unacceptable. There are no side-facing openings above ground-floor level proposed on this side. The proposed ground-floor openings would be positioned largely in the same locations as the existing openings. As such, there would be no unacceptable overlooking or loss of privacy to the occupants of No.17.

The occupants of No.17 submitted an objection regarding potential loss of light to their garden. However, following the reduction in height of the remodelled bungalow, it is considered that there would be no unacceptable loss of light to the garden.

The proposed verandah/porch would also have no material impact on the residential amenity of No.17.

Overall, the proposals would not result in overlooking, loss of privacy or unacceptable loss of light to No.17.

19 Drummond Road

19 Drummond Road is a two-storey dwelling situated to the south of the application site. The footprint of the proposed dwelling would not extend any further south than the existing footprint. Whilst the proposed rear dormer is relatively close to the garden of No.19, it would replace an existing dormer in the same position. As such, there would be no material increase in overlooking compared with the existing situation. The proposals would therefore have a neutral impact on the residential amenity of the occupiers of No.19.

13 Lancaster Road

13 Lancaster Road is a bungalow with a converted roofspace, situated to the east of the application site. Given that the works are concentrated primarily along the north and west elevations, there would be very limited impact on this property. A Velux rooflight is proposed on the east elevation facing No.13; however, this would be positioned at high level above the stairs and would not result in overlooking or loss of privacy. There would also be no unacceptable impact on the receipt of light to No.13.

**Recommendation:**

**APPROVE** subject to condition(s):-

1. Drawing Numbers
2. Standard Time Limit
3. Materials as Stipulated on Drawings
4. No Additional Openings to Rear Dormer

**Informative**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Is recommendation contrary to letter(s) of representation? Y**

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| Case Officer: | Tom Westerman | Date: 23/09/2026. |
| Authorised by: | Peter Barnett | Date: 24 September 2026 |