

Development Management – Delegated Officer Report

Application Number: AWDM/1422/25

Recommendation: APPROVE

Site: 39 Barfield Park, Lancing, West Sussex

Proposal: Pitched roof rear 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 which is currently being renovated to include a loft extension with side dormers, this is the subject of a current Lawful Development Application AWDM/1423/25. There is off street parking to the front and a rear garden within a street of similar properties.

Consent is sought here for a single storey rear extension with dummy pitch roof, roof lights and brick and tile to match existing. The extension is the full width of the bungalow and 6 metres in depth. It will produce a large, open plan kitchen diner.

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 (July 2021)

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 is to the rear of the bungalow and is therefore not visible within the street scene. It is deep at 6 metres however in this case such an extension would not be out of keeping within this residential locality. There will remain sufficient amenity

space. The extension is in keeping with the use of materials and design and on balance it would not warrant a refusal due to the depth proposed.

Residential amenity

The main properties to be affected are those either side of the site. To the east there is an existing lean to extension adjacent to the boundary and a flat roof extension beyond this nearing completion. There is also a space between the buildings as they are not attached. With an attached dwelling which hasn't been extended, an extension at a depth of 3.5 metres could be supported in line with Development Management Standards. In this case at 6 metres this is significantly greater, however taking into account the existing adjacent extension and the building separation then on balance this can be supported.

To the west there is a single storey pitched roof extension adjacent to the boundary with a blank side elevation. This will screen the majority of the proposed extension and there is also spacing between the buildings. No harm will occur in this case which would warrant a refusal in terms of residential amenity.

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 east and west elevation of the extension.

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: 18th December 2025

Authorised by: Peter Barnett

Date: 18 December 2025