Development Management – Delegated Officer Report

Application Number: AWDM/1409/25 Recommendation: APPROVE

Site: 127 Crabtree Lane, Lancing, West Sussex

Proposal: Single storey rear and side extension

Date of Site Visit: 2nd December 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a street of similar properties. It has a detached, flat roof garage set back to the side, a flat roof rear projection and a rear outbuilding. These will be removed and a side and rear wraparound single storey flat roof extension is proposed. It is to add a garage, bathroom, bedroom and open plan kitchen diner to the bungalow.

The side extension is to be built up to the side boundary, the original plans showed the garage to the side in line with the front bay windows, the amended plans show a set back. There is a dummy pitch to the front and the rest of the extensions are of flat roof design with roof lights. The garage is brick and tile to the front to match existing and to the side and rear the extension is rendered.

Consultations:

West Sussex County Council: The Highways Authority

The proposal will result in the loss of the existing garage and erection of a replacement garage, and one additional bedroom for the existing dwelling. The proposed garage meets minimum internal dimensions of 3 x 6m as set out in the WSCC Guidance on Parking at New Developments. The WSCC parking demand calculator expects that two parking spaces would be required for a dwelling of this size and location. There appears to be sufficient space on site for two vehicles to park in tandem on the existing driveway, and the garage is counted as 0.5 of a parking space. As such, the LHA is satisfied that the proposal would not be likely to generate overspill parking demand.

Conclusion The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal

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, the effect on the character and appearance of the area and highway safety and parking.

Visual amenity

The side extension, garage with up and over door and dummy pitch will be visible within the street scene. It will be built in materials to match on the front elevation and with the set back shown on the amended plans will be development which is sympathetic to the existing building design and street scene, a subservient addition.

The side and rear extension will not be clearly visible and with a render finish will not result in any adverse impact in terms of character or street scene.

Residential amenity

The main properties to be affected are those either side of the site. The side extension to the east is to be built up to the boundary with the adjacent bungalow. It will be 3m high with a flat roof. There are side windows facing the site, these have limited outlook onto the boundary fence and space will remain at the neighbouring property up to the boundary. On balance it is not considered that the side extension would have such an impact to warrant a refusal in this case. There is a proposed side window serving the bathroom, this is high level and will be conditioned to be non openable unless 1.7 metres above finished floor level to avoid any overlooking. The applicant's agent has confirmed that this window will be horizontally opening to avoid any encroachment over the boundary. This is conditioned below. The rear section of this extension which projects 4 metres will be in a similar position to the existing garage which will be removed. There is also an outbuilding directly adjacent at the neighbouring property, which will offer screening.

The rear extension is 4 metres in depth, adjacent to the boundary on the west side is a single storey flat roof extension. The existing outbuilding is also adjacent to this boundary, (to be removed). The extension will not result in any significant loss of light, privacy or overbearing impact in this case to the property to the west, there are no proposed windows on this side.

Parking

The Highways Authority has no objection to the proposed development, there is sufficient off street parking to the property frontage and there are no highway safety concerns in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing to front and render to side and rear.
4. No additional windows on the east or west elevation of the extension. The high level bathroom window on the east elevation shall be non opening unless 1.7 metres above finished floor level and shall be fitted with obscured glazing minimum level 3 at all times. Horizontal opening only.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 11th December 2025

Authorised by: Peter Barnett Date: 11 December 2025