

Development Management – Delegated Officer Report

Application Number: AWDM/1603/25 **Recommendation:** APPROVE

Site: 97 North Farm Road, Lancing, West Sussex

Proposal: Hip to gable roof extension to East, rear dormer to North, front and rear rooflights; Single storey extension to rear (North) elevation

Date of Site Visit: 10th February 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, hipped roof bungalow within a street of similar properties adjacent on this side of the road, and two storey terraced houses opposite. There is a driveway to the front and a flat roof extension to the rear. Consent is sought to add an infill single storey extension the same depth as existing to bring the extension to the edge of the property. Also proposed is a hip to gable extension with rear flat roof dormer. Materials will be used to match existing.

Consultations:

WSP Drainage and Flooding Consultants: - Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.

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 (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

The bungalows within the street are similar to the application site. Many have been altered and extended overtime. There are hip to gable extensions visible along with front and rear flat roof dormers. The proposed hip to gable extension will therefore not be out of character in this case. Front velux windows will not result in any harm to the street scene. The rear dormer will not be visible within the street scene, there are other examples of similar rear dormers. The rear dormer, hip to gable and roof lights are features which could be constructed under permitted development.

The rear infill extension will not be visible within the street scene, it is a subservient addition matching the existing rear extension in depth. Materials to be used will match existing, render and brick.

Residential amenity

The main property to be affected is the bungalow to the east. The hip to gable extension and rear dormer will increase bulk in this case, however no loss of light or overbearing impact will occur here. There are no side openings which will impact upon privacy.

The side extension will be closer to the neighbouring bungalow than the existing extension. There is a side facing window which will be removed which will improve the current situation in terms of overlooking. Having said this the side windows at the neighbouring property appear to be secondary windows and are fitted with obscured glazing. There may be some loss of light here however in the light of the proximity of the application site as existing there is limited light here and no outlook. On balance the proposed extension would not be overbearing or result in significant loss of light in this case to warrant a refusal.

To the west the bungalow screens the proposed ground floor and hip to gable extensions. The dormer will be visible and will overlook the rear garden however a similar development could be carried out under permitted development. There would be no justification to resist such works.

The dormer will face gardens to the rear of the site, this will be at a distance of less than 22 metres. However the dwellings are perpendicular to the site and there is no direct rear-to-rear overlooking. As stated above, a similar dormer could be built under permitted development where such overlooking could occur. The proposal here is therefore deemed acceptable.

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 elevation of the extension or side gable.

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: 16th February 2026

Authorised by: Peter Barnett

Date: 16 February 2026