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Development Management - Delegated Officer Report

Application Number: AWDM/0767/25 Recommendation – Grant

Site: 17 Fairview Road, Lancing

Proposal: Rear extension to lower ground, ground and first floor including extension of roof at rear to form gable with first floor and ground floor terraces; replacement garage and carport.

Date of site visit: 9/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a hipped roof chalet bungalow on the south side of Fairview Road. The property has been extended at roof level with front and west side dormers. It has a large rear gable window which affords distant view of the sea, and side rooflights.

Land slopes down from the road such that the rear ground floor is considerably above garden level (11 steps) and the flat roof of attached lower ground floor additions, in part, form the raised terrace off the kitchen and rear living room. There is a detached flat roofed garage on the west side with a sloping ramp into the rear garden and a car port in front up to the side boundary with No. 19.

To the east and west are detached bungalows with more modest roofs. This side of the road tends to be bungalows with larger two storey houses or chalets on the north, higher side.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no known flood risk.

Permission is sought to replace the lower ground floor additions, terrace, garden steps, garage and car port. A new lower ground floor extension is to be created by excavating and extending to beyond the end of the existing steps into the garden to create a squared off lower ground floor with utility and games room, maximum 6.5 metres in depth from the original rear wall. Double doors will open onto the garden, part covered. A second internal stair will give access to this new lower ground floor. External stairs are proposed on the east side leading from the rear garden to the front of the house.

The ground floor is to be extended by a maximum 2.5 metres on the west side, 1.75 metres east side, leading onto an 'L' shaped terrace over the lower ground floor and with the deepest part, east side, supported on steel posts.

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The garage is to be replaced to the same depth but widened to meet the side wall of the house. A pitched roof over is proposed which extends in front of the garage in place of the existing car port to create a new covered entrance to the front door. This is to be supported on oak posts. The eaves height of the garage will rise by 500mm to match the house and the hipped roof will extend to a maximum height of 4.8 metres, allowing for the changes in ground level.

The rear barn ended roof is to be extended over the new ground floor area to enlarge a bedroom and to create an enclosed balcony, supported on steel posts. This elongates the ridge by approximately 6 metres extending the existing bedroom by 2.5 metres in depth with a 2 metre deep enclosed balcony beyond. Two new rooflights are shown in the east roofslope, one enlarged, and one in the west. From the front the appearance of the property does not change.

Matching materials are proposed.

Relevant Planning History

L/56/88/TP - Two-Storey Rear Extension. Refused. Appeal allowed.

Consultations

Lancing Parish Council: supports the application.

Representations

5 neighbours notified. No responses received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 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 proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Residential amenity

No. 19, to the west, is a more modest hipped roof bungalow with a flat roofed garage on the shared boundary. The increased height of the new garage,

pitched roof and car port will run alongside the garage and otherwise blank flank wall of No. 19. The ground and first floor extensions are more than 3.5 metres off the common boundary and again will not cause any significant harm.

No. 15 is a bungalow with raised rear terrace and lower ground floor accommodation. It sits deeper into the garden by approximately 2 metres with a raised terrace to a similar depth as proposed. It sits off the shared boundary with a side passage and steps down into the garden. A conifer hedge within No. 15's garden is approximately 4 metres in height.

The enclosed first floor balcony will extend beyond the rear wall of No. 17 but off the shared boundary. It is not considered significant harm to light or an unduly overbearing impact will occur. Direct overlooking of neighbour's most intimate parts of their gardens will not be possible.

The extended deck beyond the ground floor is again off the shared boundary and No. 15's conifer hedging will provide sufficient screening between neighbours. It is 3.5 metres off No. 19's boundary which is defined by fencing with trellis and some shrubbery. These houses all have raised rear deck areas and some mutual overlooking already occurs.

Two new windows are proposed in the east side ground floor wall. One replaces a door and lean to with clear glass in the same position and is for the new kitchen/diner. The other is to light the basement staircase. They are off the shared boundary. No. 15 has two obscurely glazed flank windows and another obscured by something like foam or beading. Fencing and hedging are on the common boundary. No overlooking of habitable accommodation will occur. New side rooflights are conditioned to be a minimum of 1.7 metres off finished floor level.

Visual amenity

Fairview Road has a mixed vernacular with properties either side of the application site very different to it and to one another. Considerable change has occurred in the street also. The proposal changes the appearance of the front elevation only at side ground floor level. The rear extensions are sympathetically designed.

The proposal will not be harmful to visual amenity or to the streetscene

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional side windows exts or roof.

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5. Rooflights min 1.7 metre off 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:	MOK	Date: 30/7
Authorised by:	Peter Barnett	Date: 30 July 2025