Development Management – Delegated Officer Report

Application Number: AWDM/0860/25 Recommendation: APPROVE

Site: 17 Orchard Way, Lancing, West Sussex

Proposal: Rooms in roof consisting of hip to gable ends, rear dormer and works to ground floor side extension.

Date of Site Visit: 18th August 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a hipped roof, detached bungalow with single storey rear extension and outbuilding to the western side of the garden. There is also a narrow, flat roof extension along the eastern side which appears to be a store. The bungalow is located at the end of a cul de sac where there are both bungalows and houses. The character to the west comprises mainly two storey terraced houses, to the east on the boundary of the site are the rear of properties fronting Grinstead Lane.

Consent was originally sought to add hip to gable extensions on either side of the roof, two flat roof dormers to the front and a large flat roof dormer to the rear. The side addition is to remain with the front section to be storage as existing. The rear sections are to be converted and incorporated into the living space. A parapet roof is to be added increasing the height slightly with a roof light. The original plans showed two bedrooms and two ensuites in the loft space.

Amended plans have been submitted showing the front two dormers replaced with three roof lights. This was following officers' advice that the front dormers were not a common feature and would set a detrimental precedent here. Rooflights would be in keeping within the context of this locality.

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 and the effect on the character and appearance of the area.

Visual amenity

The hip to gable extensions will change the form of the roof of the bungalow. This is not considered to be harmful to the street scene and is work that could be completed without planning consent. Materials to be used will match existing. The rear dormer is large and flat roof design however it will not be visible from the front of the bungalow. A similar dormer could also be built without planning permission as could the front roof lights which also are not harmful to the character and appearance of the street scene or existing bungalow.

The side addition will increase slightly in height with the roof light added, this will be a very minor change which will not be significant when viewed from the property frontage.

Residential amenity

The proposals will not impact detrimentally upon adjacent occupiers. The side extension is set away from the rear of properties to the east. The rear dormer faces towards the rear garden of a neighbouring property however no loss of privacy to any existing windows will occur. It is also noted that a similar dormer could be built under permitted development with the same impact. The hip to gable extensions increase the bulk of the roof however this would not cause any loss of light, privacy or overbearing impact to adjacent occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on east or west side gable.

Is recommendation contrary to letter(s) of representation N

Proactive with amendments.

Case Officer: Hannah Barker Date: 8th September 2025

Authorised by: Peter Barnett Date: 8 September 2025