

Expiry: 10/9

## **Development Management - Delegated Officer Report**

**Application Number:** AWDM/0846/26

**Recommendation – Approve**

**Site:** 15 Greenoaks, Lancing

**Proposal:** Conversion of existing loft with a hip to gable roof extension and front and rear dormers.

**Date of site visit:** 12/8

**Neighbours checked:** Y

**Additional neighbour notifications:** N

### **Proposal, Site and Surroundings**

This application relates to a semi detached hipped roof bungalow on the west side of Greenoaks. Greenoaks climbs upwards from the south such that the application site is on slightly higher ground than No. 11.

The property has a half width rear extension and detached rear garage. It has a short rear garden otherwise. No. 17 is unextended at roof level. No. 11 has raised their gable and added a rear dormer with planning permission. There are rear dormers visible in the house behind and front dormers in the street itself.

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 associated flood risk.

Permission is sought to raise the side gable and to add front and rear dormer extensions.

### **Relevant Planning History**

None.

### **Consultations**

**Lancing Parish Council:** supports the application.

### **Representations**

6 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 (August 2026)

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## **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.

### **Visual amenity**

There are numerous examples of raised gables and front dormers in the street of varying sizes and designs, including flat roofed front dormers. The proposed dormers are set well within their respective extended roof slopes.

Raising the side gable will unbalance this pair of bungalows but the gable addition in itself would be permitted development. There are also other examples of unbalanced pairs in the street, Nos. 5 and 11 for instance.

Matching materials are proposed.

The extensions will not be out of keeping or harmful to visual amenity.

### **Residential amenity**

No. 11, to the south, has a raised gable and large rear dormer, AWDM/1070/20 refers. It includes a side gable window. The proposed works are not likely to give rise to any significant loss of light or outlook to No. 11. Proposed gable windows are shown to be obscurely glazed. A condition requiring them to be installed and retained as such is recommended.

The distance from the rear dormer to the dwelling at the rear is approximately 16 metres, similar to the relationship with No. 11 and its rear neighbour. No. 16 Griffiths Avenue, to the rear, has a rear dormer. Other bungalows could add rear dormers under PD. It is not considered that a refusal on overlooking grounds could be sustained therefore notwithstanding the proximity.

### **Recommendation**

#### **APPROVE**

#### **Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Side gable windows obsc/1.7m

**Is recommendation contrary to letter(s) of representation? N**

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1. 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.
2. SuDS

Case Officer:

MOK

Date: 19/8

Authorised by:

Peter Barnett

Date: 19 August 2026