

Expiry: 22/5

Development Management - Delegated Officer Report

Application Number: AWDM/0382/26

Recommendation – Approve

Site: 93 Manor Road, Lancing

Proposal: Ground floor front extension; raising of the roof ridge to create a first floor level, with barn ends and rear dormer with cladding.

Date of site visit: 29/4 and 6/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a 1950's detached bungalow with hipped roof on the south side of Manor Road. The bungalow is set well back from the road with a shallow rear garden. To the west is a chalet bungalow with higher ridge and front and rear dormers. To the east is a bungalow with front extension and a rear conservatory on the shared boundary. In relation to the road itself these properties have differing and staggered front building lines. The bungalow itself has a staggered frontage.

The site is not in a conservation area but does face the North Lancing conservation area on the other side of the road. It is not a listed building. There are no TPO's on the site and no known significant flood risk.

Permission is sought to infill and square off the frontage leaving only the garage wall projecting forward. A new roof is proposed which lifts both side gables to barn ends and increases the maximum overall ridge height by 450mm. The eaves height remains the same. A large box dormer is proposed at the rear with 3 front rooflights. The garage is shown to be converted into a bedroom with the garage door replaced with a window.

Relevant Planning History

None.

Consultations

Highways: No objection.

ADCAG: support

Lancing Parish Council: support

Expiry: 22/5

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 16 and 17
'Supplementary Planning Guidance' comprising: Development Management
Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (December 2024)
North Lancing conservation area appraisal

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

Infilling at the front will not be harmful. The property is set well back from the road and the retained forward projection of the garage retains some interest. Lifting the roof to barn ends with a higher ridge is also considered acceptable. The house to the west, No.95, has a higher ridge than proposed. The street roofline will graduate down in height as you move eastwards.

The rear dormer is large and will be clearly visible from neighbouring houses. However, there are other large dormers in the vicinity, to the west and to the rear.

Residential amenity

No. 95 has a single storey outbuilding close to the shared boundary and no flank wall windows in the main house. The raised gable will not be harmful to their amenity.

No. 91 is a bungalow with a rear conservatory. It sits closer to the road than the application site with its conservatory rear wall nearly 3 metres behind the rear wall of the application site.

Some afternoon light will be lost to the conservatory at 91 but light and outlook from the east and south will remain. The application site is set off the shared boundary with 91 by approximately 1 metre and so no overbearing impact will result. It is not considered that significant harm will be caused to residents of No. 91.

Expiry: 22/5

The application site has a relatively short rear garden but the gardens behind in Nursery Close are deeper. No. 7 Nursery Close has a rear dormer. The proposed dormer would be more than 22 metres from it.

The front rooflights will not be harmful to the setting of the North Lancing conservation area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side gable windows

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

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. Drainage

Case Officer: MOK Date: 12/5

Authorised by: Peter Barnett Date: 12 May 2026