# Development Management – Delegated Officer Report

**Application Number: AWDM/1134/25 Recommendation: APPROVE**

**Site: 44 The Broadway, Lancing, West Sussex**

**Proposal: Removal of existing rear extension and replacement with new single storey extension.**

**Date of Site Visit: 29th September 2025**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings**

The application site is a semi detached bungalow, there is a flat roof extension to the rear with a further flat roof extension attached, this element is slightly set in from the boundary with the attached bungalow. There are mainly two storey houses within the street, the site is adjacent to the entrance to the mobile home park.

Consent is sought to remove the two extensions and construct a flat roof, rendered extension with roof lantern to the same depth as the existing extensions combined and adjacent to the boundary with the attached bungalow, the full width of the property. The extension will provide an open plan kitchen, dining, living space.

**Consultations**

**WSP Drainage consultants: -** No objection on surface water grounds we would recommend the approval of the application.

**Lancing Parish Council**: - Support the application

**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 extension is to the rear of the bungalow therefore it will not be visible within the street scene. It is 6 metres in depth however it is no deeper than the existing extensions at the application site. It will be rendered to match existing and therefore and improvement on the existing piecemeal development.

**Residential amenity**

The main property to be affected is the attached bungalow. The extension will be the same depth as the existing extensions however the development will be closer to the boundary and taller. There is an existing conservatory adjacent which is inline with the first extension at the application site. The extension will project approximately 2.7 metres beyond this. This will comply with Development Management Standards that state that an extension within 1 metre of the boundary cannot extend beyond 3.5 metres. No harmful loss of light or overbearing impact will occur in this case. There are also no side windows which will overlook.

The bungalow to the south is in close proximity to the boundary and has a single storey rear extension. However there is spacing between the properties. The extension is no deeper than existing therefore there would be no significant greater impact in this case which would warrant a refusal.

**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 north or south elevation of the extension.

**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.

Case Officer: Hannah Barker Date: 30th September 2025

Authorised by: Peter Barnett Date: 1st October 2025