

From:

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Subject: AWDM/0388/26 Planning

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Hello

Hope this finds you all safe and well.

As the owners of the adjoining property at 20 Cecil Road, Lancing, BN15 8HN, we are writing in relation to the above planning application concerning 22 Cecil Road, Lancing, BN15 8HN.

Having reviewed the comments published on the Adur District Council Planning Portal, we note that Lancing Parish Council's Planning Committee resolved to support this application on 2 June 2026.

However, we wish to highlight that the application was submitted with inaccurate and incomplete drawings.

As our local council, we respectfully request that you reconsider the application and the concerns raised by neighbouring residents before any determination is made.

Notably, no planning notification relating to the proposed development has been displayed by the Council on any poles in Cecil Road.

Our objections are detailed below. In addition, an architect appointed by us, has submitted supporting drawings and photographs directly to the Adur District Council Planning Portal.

It is our view that the proposed development represents an overdevelopment of the site. The proposal would effectively transform a modest three-bedroom dwelling into a five-bedroom, five-bathroom property, resulting in a scale of development that is out of keeping with the character of the surrounding residential area.

Furthermore, the proposal is likely to exacerbate existing parking pressures on Cecil Road and surrounding area, both during and after construction. Given the scale of the proposed works, it is anticipated that the building programme will be extensive, causing prolonged disruption to local residents.

We would welcome your comments on the proposed development and our objections outlined below.

“FAO Development Management

Council Reference: AWDM/0388/26

Proposal: Two-storey side extension, single-storey rear extension and rear dormer

Site: 22 Cecil Road, Lancing, West Sussex, BN15 8HN

Further to your letter dated 26 May 2026, please find below our planning-related objections to the proposed development at 22 Cecil Road.

We respectfully request that the Council:

- Verifies the accuracy of all submitted plans, elevations and measurements prior to determination.
- Considers the cumulative impact of the proposed extensions on neighbouring residential amenity, rather than assessing each element in isolation.

We also note the following planning history:

L/223/04/TP/21624 – Enlargement and conversion of house into three self-contained flats, including a northern side extension and additional storage with raised room.

Decision: Refused on 19 January 2005.

L/75/04/TP/21170 – Conversion of dwelling into three self-contained flats with northern side extension and roof alterations.

Decision: Withdrawn on 4 June 2004.

Part of the current proposal is comparable in height and massing to the previously refused scheme, notwithstanding the addition of a substantial single-storey rear extension.

Our specific concerns are as follows:

- The submitted plans appear inaccurate and incomplete, including the omission of neighbouring windows that are material to the assessment of overlooking, daylight and sunlight impacts.
- The proximity of the proposed extension to the foundations of 20 Cecil Road has not been adequately addressed.
- The proposal appears to fail the 45-degree guideline, indicating a likely adverse impact on neighbouring residential amenity.
- Loss of daylight and sunlight to neighbouring habitable rooms, particularly the dining room window closest to the proposed extension, which has been omitted from the submitted drawings. This should be assessed against recognised BRE daylight and sunlight guidance.
- The extension is disproportionate to the size and form of the original dwelling and results in excessive scale, bulk and massing.
- Significant traffic congestion and disruption are likely during the construction period due to the narrow nature of Cecil Road.
- Noise and disturbance arising from construction activities will adversely affect neighbouring occupiers, including those working from home, particularly if works occur during weekends or bank holidays.
- The design is out of character with the established Victorian terraced streetscape.
- The removal of an existing garage and off-street parking provision will increase parking demand in an area that already experiences significant parking stress.
- The scale, height and proximity of the extension will create an overbearing impact on neighbouring properties.
- Loss of privacy through overlooking from proposed first-floor windows.
- Should permission be granted, any side-facing windows should be conditioned to be obscure-glazed and fixed shut below an agreed height.
- Loss of privacy arising from the proposed rear dormer and associated windows.
- The rear dormer is excessively bulky and visually intrusive, dominating the existing roof slope.

- Overshadowing of neighbouring gardens, reducing the enjoyment and usability of outdoor amenity space.
- The presence of an underground World War II bomb shelter within the rear garden of 22 Cecil Road should be investigated and considered.
- Loss of outlook to the south from neighbouring rooms and garden areas.
- Potential loss of established fruit trees.
- A possible sense of enclosure resulting from a long and/or high boundary wall in close proximity to neighbouring properties.”

Please also be informed that the documents on the Planning Portal from Southern water are not correct. This is not only a single-story rear extension as described in the proposal, but the plans also show a two story with roof dormer on the side of the existing house.

The proposal plans show five on-suite bathrooms. This will increase the water / waste demand.

In summary, we strongly object to numerous aspects of what we consider to be the overdevelopment of 22 Cecil Road and respectfully request that these concerns be given full consideration before any decision is made.

Thank you for your time and consideration.

David and Sue Moore