

Development Management – Delegated Officer Report

Application Number: AWDM/0454/26 Recommendation: APPROVE

Site: 64 Grinstead Lane, Lancing, West Sussex

Proposal: Proposed addition of first floor to form 2 storey dwelling.

Date of Site Visit: 2nd June 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a single storey rendered bungalow on the west side of Grinstead Lane. It has a hipped roof to the main building and long gable projection to the rear with a rear conservatory. The street comprises a variety of property types and styles with houses, bungalows and chalet bungalows all visible within the same built environment context, many of which are unique in the street scene with extensions and alterations commonplace.

The bungalow as existing has three bedrooms, a bathroom, conservatory and kitchen living space. Consent is sought to add an extra storey to the main section of the bungalow to add a master bedroom with ensuite, bedroom and bathroom. Two of the ground floor bedrooms will be replaced with a study and dining room. It will have a hipped roof.

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 proposed development will be clearly visible within the street scene. The additional storey will make the building more prominent when viewed from the front and approach from the north and south. Directly adjacent on either side are bungalows and directly opposite are chalet bungalows. It will appear as a taller building form within this direct context. However, considering the wider area and Grinstead Lane as a whole, there are many different building types. The bungalows either side and opposite also have a higher ridge height than this existing bungalow. Two storey detached dwellings adjacent to single storey bungalows are not uncommon, and there are examples to the north and south of the site. On balance therefore it is considered difficult to resist the principle here.

The bungalow is wide however there is some set in from either side, due to the set back garage to the south and gate to the north, the addition of the first floor will not give rise to a cramped form of development within the locality. The increased bulk being to the main front section of the bungalow also limits development here and doesn't lead to overdevelopment of the site. The set back of the bungalow from the street and from the bungalow to the north also helps to reduce its dominance.

The first floor front elevation will be completed in black vertical timber cladding. The ground floor will remain as existing. This finish is considered acceptable here as there are many examples of cladding visible with contemporary and traditional materials used within the street scene. Variety adds to the character of the street scene.

Residential amenity

The bungalow to the north is set forward of the application site. There are side ground floor windows at both neighbouring properties however these are already impacted by the boundary fence and existing building to some extent. The increase in height and bulk will have some impact but there is reasonable separation, particularly to the south and any impact is not considered to be so great as to warrant refusal. There are roof slopes either side of the main first floor addition. There is a roof light on the north side. No overlooking will occur due to there being no proposed side windows or side roof lights. A condition will be attached to ensure that this is the case.

There will be no significant adverse impact upon residential amenity that would result in any loss of light, privacy or overbearing impact in this case. The proposal can therefore be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials black cladding as on application forms.
4. No additional windows on the north or south elevation of the new first floor or new roof slopes.

Is recommendation contrary to letter(s) of representation N

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: 25th June 2026

Authorised by: Peter Barnett

Date: 25 June 2026