

Development Management - Delegated Officer Report

Application Number: AWDM/0402/26

Recommendation – Approve

Site: 42 Mill Road, Lancing

Proposal: Raising of the roof ridge to create a two storey dwelling including front and rear 2 storey extensions; timber cladding, first floor balcony to rear (East) elevation

Date of site visit: Visited pre-application

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the east side of Mill Road. It currently has rooms within the roof space with a first-floor balcony at the rear and a conservatory at the front.

The surrounding land slopes up to the north but there is a gap to the nearest dwelling to the north, which is separated from the site by Norbury Drive. The site occupies higher ground than the house to the south and the site slopes North to South.

It is proposed to raise the roof ridge and to extend the property at the front and rear to form a two storey dwelling. A two storey extension at the front will replace the existing conservatory while the property will be extended further at the rear by approximately 2.5m. A recessed balcony is proposed at the rear under the projecting roof.

The resulting two storey dwelling will have a continuous ridge running front to rear with a raised section of eaves on the south side to provide first floor windows which straddle the lower eaves in a dormer-style extension. On the north roofslope there will be lower eaves and three rooflights.

It will have a ridge height of 7.2m and eaves height of 3.7m, but with the higher eaves height of 5.3m on part of the south side. The existing ridge is 5.4m and eaves 2.3m (an increase in height of 1.8m).

The building is to be timber clad with a light grey standing seam roof.

The character of the area is largely defined by single dwellings in reasonably sized plots. There is a mix of dwelling types, from bungalows and chalet bungalows to 2 storey dwellings, which includes the house to the south (No. 40)

The site is not in a conservation area and is not a listed building. There is a TPO in the NW corner of the site. There is no known flood risk.

Relevant Planning History

None

Consultations

Lancing Parish Council: Support the application

Tree and Landscape Officer: If the foundations have been accepted by Building Control, then there is no concern and the Tree Protection Plan is fine.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 30

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (December 2024)

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

Mill Lane is made up individual-style detached dwellings, primarily consisting of chalet-style houses and bungalows. There is no rigid front building line with dwellings typically set back from the edge of the highway. The narrow width of the carriageway combined with the lack of formal a footway on the west side, and the banked verge on the east side of the carriageway, lend the road a semi-rural feel.

The existing bungalow is not unduly prominent due to its low height. The house to the south (No.40) is much more prominent due to its height and form. The conservatory at No. 42 currently projects forward of the front line of No. 40 but is no further forward than the front of No. 34 further down the road.

The extension to the dwelling would increase its presence in the street scene, particularly since it will be extended at two storeys in place of the existing conservatory at the front. Its projection forward of No. 40 will be more pronounced but it is not considered that this will have a harmful impact on the character of the street. It will be on higher ground than No. 42 but will not be significantly taller.

The dwelling would have a contemporary appearance with timber cladding and a metal roof. However, the mixed character of the street will ensure that it does not appear unduly out of keeping and it will be seen next to the contemporary and larger house to the south, which has a grey tiled roof and part clad/part rendered finish. It will have a simple appearance, with a limited palette of materials, and with interest added by way of the raised eaves feature on the south side and the side entrance porch.

The rear garden will remain of good size in area and depth, in excess of the Council's standards. The National Floor Space Standards are also exceeded.

Residential amenity

No.40 to the south is a two storey dwelling on lower ground. It has a single storey element at the side which projects for some distance into the rear garden. There is a 4.2m separation between the dwellings at ground floor level which increases to 7.6m at first floor level. The first floor windows proposed on the south side of No. 42 will serve two bedrooms and two bathrooms. These will face onto the side wall and roof of No. 40 which contains only windows to non habitable rooms or high level windows to a study. No loss of privacy is anticipated.

At the rear, the house will face towards the rear garden of 20 Heyshott Close, a chalet bungalow with rear dormer and conservatory. The bungalow is located at the rear of No. 40 so is not directly behind the site. A distance of 23m will remain to the rear boundary with 20 Heyshott Close and it is not considered that harmful overlooking will occur. There is an existing balcony at the rear of No. 42 and the proposed balcony, while slightly closer to the rear boundary, is still sufficiently distant to not cause a loss of amenity.

To the north, 48 Mill Road is over 20m away and is not adversely affected.

Trees

There is a preserved tree in the NW corner of the front garden, some 6-7m from the proposed front extension. It is not proposed to bring the house any closer to the tree and the intention is to build over the existing conservatory foundations, which the applicant's agent has advised have been checked by Building Control as being suitable for a 2 storey extension. As such, the proposal should not cause harm to the tree. As an additional measure, a tree protection method statement has been submitted and this will be adhered to throughout the development, as required by condition.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials
4. No additional windows on the north or south elevation or roofslope of the extended house
5. Tree protection

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: Peter Barnett

Date: 27 May 2026

Authorised by: Jo Morin

Date: 28.05.2026