Expiry: 20/5

Development Management - Delegated Officer Report

Application Number: AWDM/0387/25 Recommendation – Grant

Site: 7 Firle Road, Lancing

Proposal: Single storey front extension. Reconfiguration of the existing first floor including raising the ridge height by approximately 500mm, full width flat roof rear dormer, two front pitched roof dormers, rooflight.

Date of site visit: 7/5/

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the south side of Firle Road. The property has a large rear dormer and two flat roofed front dormers of differing sizes. It has a prominent forward projecting front addition with a gabled roof and angled porch. The bungalow is below road level and land continues to slope southwards into the rear garden.

The site is not in a conservation and is not a listed building. There are no TPO's on the site and the site is not at risk of flooding.

Permission is sought to square off the frontage and to remove the gabled roof and replace it with a shallow hipped and flat roof across the frontage. It is also proposed to raise the overall ridge height by 500mm and to increase the overall height and depth of the front dormers as well as adding pitched roofs to them. The rear dormer is also to be increased in height. Matching roof tiles are proposed for the new main roof, single storey roof and rear dormer. The front dormers are proposed to be clad in timber boarding.

The application has been revised to reduce the depth of the front dormers.

Relevant Planning History

None.

Consultations

Lancing Parish Council: supports the application.

Representations

None received.

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Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15
'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.

Residential amenity

The ground floor extension sits between the front addition and the site's driveway. No. 9, to the east has its driveway and garage closest. It will not be harmful to residential amenity.

No. 5 has bathroom windows in its facing flank wall. It has increased its ridge height and added a large rear dormer as well as a similar front ground floor extension. The raised ridge height and enlarged front and rear dormers will not cause any significant loss of light or outlook to No. 5.

The dormers enlarge two existing bedrooms and create a rear bathroom. No significant increase in overlooking will occur.

Visual amenity

No. 5 has squared off its frontage and raised its ridge height in a similar manner to that now proposed. These changes will not be harmful to visual amenity. The property already has two front dormers. Enlarging them and adding two pitched roofs will make them more apparent in the streetscene but the street scene has a varied character and there are other front and rear dormers of varying sizes and designs visible nearby.

The existing dormers are clad in white uPVC. It is proposed to clad the new front dormers in larch whilst recovering the roof and rear dormers in roof tiles. This is untypical of the street but not considered to be harmful to the general streetscene and local character.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

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2. Standard 3 year time limit
3. Materials to match existing
4. No side windows.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 16/5
Authorised by:	Peter Barnett	Date: 16 May 2025