

Development Management – Delegated Officer Report

Application Number: AWDM/0116/26 **Recommendation:** APPROVE

Site: 19 Western Close, Lancing, West Sussex

Proposal: Proposed single storey rear extension, rooms in roof consisting of hip to gable-end, rear dormer and front roof lights.

Date of Site Visit: 24th March 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a cul de sac of similar dwellings. Many of the dwelling have been altered and extended with an example opposite of a hip to gable with rear dormer extension.

The site is set back from the street with front grassed, open plan space and a driveway to the side, there is a detached, flat roof garage. There is also a conservatory to the rear. Winston Road runs along to the rear of the site.

Consent is sought for a loft conversion to include a hip to gable extension, rear flat roof dormer with rooflights to the front. A single storey, flat roof extension is proposed to replace the existing conservatory. The extension will be the full width of the property.

Amended plans have been received to show the dormer to the rear altered to two smaller dormers. Officers considered that as the dormer would be visible within the street scene to the rear that it would be prominent at the scale as originally submitted.

The amended plan also showed the side gable window to be fixed shut and obscurely glazed as also requested by officers to address any potential overlooking to the neighbour to the side.

Consultations:

West Sussex County Council: The Highways Authority: - There are no proposed changes to the existing parking or access arrangement. The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site. The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework and there are no transport ground to resist the proposal.

Adur and Worthing Councils:

WSP Drainage and Flooding Consultants: - Following a review of the submitted information, we have no objection on surface water grounds. Due to the size, site, location and type of development, we would recommend the approval of the application with the following informative attached:

Informative 1: The applicant must follow the drainage hierarchy of preference. Due to the size and location of the development, an infiltration test should be carried out in accordance with the Part H2, paragraph 1.34 to 1.37 of the Building Regulations (https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PD_F_AD_H_2015.pdf). This rate should then be put into the calculation in Part H3, paragraph 3.28. Following this the applicant can use the free tools at <https://www.uksuds.com/> to size the soakaway for the 1 in 100 (1%) plus CC event.

If infiltration fails, the same links should be used to size attenuation storage to ensure surface water runoff does not increase from the existing discharge rate. To obtain the relevant rainfall data the applicant can visit <https://fehweb.ceh.ac.uk/> to download the point data for their site and input the csv file into the tools above.

Environmental Health: - No adverse comment

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

As amended it is considered that the proposal can be accepted in terms of street scene impact and visual amenity. There is an example opposite of a hip to gable extension with rear dormer which is visible within the street scene on all sides. In this case due to the street to the rear the development will be clearly visible. However, with the dormer split into two smaller dormers this is not considered to be harmful or out of keeping. There are other dormers visible from the highway of similar scale.

The matching materials allow the works to blend in with the existing roof. Consideration is also given here as to what could be constructed under permitted development.

The rear extension is not overly large and although also visible from the rear it will not cause any harm to visual amenity or the character of the locality. It is 4.5 metres in depth and subservient in this case.

Residential amenity

The main properties to be affected are those either side. The development will be visible from neighbouring occupiers to the rear and opposite however no harm will occur in terms of loss of privacy or overbearing impact.

To the south is a detached dwelling, there is a garage within the application site creating separation between the properties. The increased bulk will not be harmful in this case and the side gable window being obscurely glazed and non opening will limit impact in terms of loss of privacy.

To the north the attached dwelling has a rear extension adjacent to the boundary. The proposed extension is 4.5 metres in depth, greater than that recommended under Development Management Standard no. 2, 3.5 metres however due to the existing, adjacent extension this is acceptable. No loss of light, privacy or overbearing impact will occur in this case.

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.
5. Side gable window fixed shut and obscurely glazed.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments
2. Drainage informative

Case Officer: Hannah Barker

Date: 20th April 2026

Authorised by: Peter Barnett

Date: 21 April 2026