

Expiry: 6/7

Development Management - Delegated Officer Report

Application Number: AWDM/0564/26

Recommendation – Refuse

Site: 54 Grover Avenue, Lancing

Proposal: 2no. pitched roof dormers to front and 1no. flat roof dormer to rear.

Date of site visit: 29/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached inter war house with gabled roof on the north side of Grover Avenue at its junction with Fetherston Road, Glebe Way and West Lane. The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no associated flood risk.

Permission is sought for a large box rear dormer and two pitched roof front dormers.

Relevant Planning History

AWDM/1866/20 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.05m from rear wall of the original house, maximum height 2.90m and height of eaves of the extension 2.50m. Prior Approval Not Required

Consultations

Lancing Parish Council – supports the application.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (December 2024)

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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

In streets without front roof alterations the Council will seek to resist any application for a front dormer as it will set a precedent which will ultimately change the character and appearance of the street.

Policy 15 of the Adur Local Plan requires development to:

- *Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;*
- *Make a positive contribution to the sense of place, local character and distinctiveness of an area;*

When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.

Adopted Development Management Standard No. 2 states:

3.12: In some locations, front dormers may not be acceptable if for example they would spoil the special character of a Conservation Area or if there are currently no other front dormers present in a particular street scene.

The proposed front dormers would dominate the roofslope. They would unbalance this pair of semi detached properties. Introducing front dormers in an area otherwise unaltered in such a way would result in visual harm to the detriment of the character and appearance of the property and the wider streetscene.

The rear dormer is also very large and box like. It would be visible from Fetherston Road. It does not sit comfortably within the rear roofslope.

Residential amenity

The dormers will not cause significant harm to neighbouring properties.

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Recommendation

REFUSE For the following reason:-

The proposed front dormers would appear as incongruous, alien additions that would be detrimental to the visual amenity of the property and the street scene. The rear dormer is excessive in size and would create a top heavy appearance detrimental to visual amenity. The proposal is therefore contrary to policy 15 of the Adur Local Plan, Development Management Standard No.2 'Extensions and Alterations to Dwellings' and the objectives of the National Planning Policy Framework.

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 with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. Pre-application advice is available in respect of any future application for a revised development.

Case Officer:

MOK

Date: 9/6

Authorised by:

Peter Barnett

Date: 9 June 2026