Development Management – Delegated Officer Report

Application Number: AWDM/0499/25 Recommendation: REFUSE

Site: 21 Alexandra Road, Lancing, West Sussex

Proposal: Dormers to east and west roof slopes

Date of Site Visit: 24th June 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a chalet bungalow with hipped gabled roof. It is clad with grey weather board and tiles roof. There is off street parking to the side and a single garage set back, attached to the west elevation. The existing plans show two bedrooms and a W.C in the roof. Consent is sought for two large flat roof dormers. The smaller of the two is on the west elevation, set back to the rear of the bungalow, there is an existing roof light. On the eastern elevation a flat roof dormer across the entire roof slope is proposed. The development will provide three bedrooms and a shower room in the roof space. The dormers have no openings on the side, a roof light and a front window on the larger dormer and cladding is proposed to the dormers to match existing.

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 dormers will be clearly visible within the street scene. The smaller of the two dormers is on the west side and is set back however due to the position of

the neighbouring dwelling, which is set back, the entire roof slope is visible within the street scene. The dormer, despite its set back and limited depth will be clearly visible and due to its scale and design is considered to be harmful to the character and appearance of the existing bungalow and street scene.

On the east side the dormer is the full depth of the roof slope. Although there will be some screening due to the adjacent bungalow, the dormer will still be visible. It will be a harmful addition to the bungalow, overly bulky, dominant and disproportionate. The scale of the dormers would also be such to set a harmful precedent which would be to the further detriment of the street scene.

Residential amenity

It is not considered that the proposed dormers will result in any harm to residential amenity. The dormer to the east will face onto the frontage of the neighbouring property and side roof slope. To the east the dormer will be adjacent to the neighbouring roof slope. There are roof lights adjacent, no overlooking will occur and although there may be some loss of light and outlook this would not be such to warrant a refusal.

Recommendation

REFUSE

1. The proposed dormers by virtue of their scale and design would appear disproportionately large, prominent and bulky and would give the chalet bungalow a top heavy appearance that would be harmful to the character of the building and detrimental to the visual amenities of the locality. Consequently the proposal is contrary to Policy 15 of the Adur Local Plan and Development Management Standard No. 2 ‘Extensions and Alterations to Dwellings’ and the NPPF.

Is recommendation contrary to letter(s) of representation N

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible

Case Officer: Hannah Barker Date: 19th August 2025

Authorised by: Peter Barnett Date: 26 August 2025