

Development Management - Delegated Officer Report

Application Number: AWDM/1473/25

Recommendation – REFUSE

Site: 95 Manor Road, Lancing, BN25 0HG

Proposal: Two storey front extension, single storey rear extension.

Date of site visit: Previously visited 16.06.22 - Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is located on the south side of Manor Road and is a detached chalet bungalow circa 1960's, with existing front and rear dormers. Many of the neighbouring properties appear to be 1960's and earlier, particularly closer to the Church. There is also a cluster of listed buildings in that area.

No. 95 is quite a modern building in comparison to the older part of the village. The front amenity area is hardsurfaced for the parking of cars, and there is a low boundary wall on the sides and the front. Some landscaping/hedging exists at the boundary areas. The property also had an integral garage, which the plans show has been converted to a Games Room, which also goes into the earlier front extension (AWDM/0226/25 refers). The front extension also includes a porch extension section.

The rear garden is quite small, but it is wider at the rear than the front, and backs onto the rear gardens of properties within Nursery Close.

The area comprises a mix of designs and sizes of dwellings, and many of the dwellings have dormers, some flat roofed, others pitched roof and there is an eyebrow one too. There are also additions to the front of the dwellings by way of front porches.

The site is not within a Conservation Area, but the North Lancing Conservation Area is allocated within the older part of the village and also includes a section opposite the application site.

Proposal:

This application seeks planning permission to provide:-

- To construct a two storey extension to the front with an asymmetrical roof
- To extend the existing front flat roofed dormer across to the east side roofslope of the proposed new two storey extension;

- The new front first floor will be clad with black vertical cladding or standing seam (a weatherproof metal panel system for walls and roofs);
- Extend the existing rear kitchen extension to the side (east).

Consultations: None

Representations:

Lancing Parish Council: Discussed at meeting resolved to Support this application

Relevant History:

AWDM/0630/15	Dormer extension to rear	Approved 22.06.2015
AWDM/0777/22	Proposed front porch	Approved 06.09.2022
AWDM/0226/25	Front porch together with extension to former garage	
Approved 04.07.2025		

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 17
 Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
 National Planning Policy Framework 2024

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual Amenity:

There is a mixture of design types of dwellings within the street and a variety of dates. The application site is one of the more modern dwellings circa 1960's. Some have been amended by way of roof extensions, and/or rear extensions. Roof types vary with shallow roofs and deep pitched roofs etc.

Proposed Front Extension

The application seeks to construct a two storey extension across part of the front elevation with an asymmetrical roof. It will result in the removal of part of the existing front dormer. On the east side the eaves height will match the low eaves of the existing bungalow with a catslide roof leading to a higher eaves level on the west side. On the east roofslope, the section of flat roof dormer remaining will turn 90 degrees and extend across the new roofslope. This new dormer will be blind and its purpose is to allow further living accommodation within the new asymmetrical extension.

The proposed materials for this front extension are stated on the plans to be either black vertical cladding or standing seam to the first floor gable.

The forward extension will sit directly above the formerly approved front extension and porch, being 1.5m deep. This earlier approval for the porch which was approved in July 2025 (AWDM/0226/25) has not been implemented as yet, and the current plans show that other than the proposed first floor siting directly onto the porch, there would be no amendments to that approval.

The proposed addition of a two storey extension to the front of this bungalow would have a harmful visual impact. The bulk and height of the front extension would be visually dominant and out of scale and character with the existing property. From the west, the side of the extension would have a full two storey form and would not be sympathetic to the scale and appearance of the existing property.

The proposal would also have a negative impact on the wider street scene and would be out of character with the scale of development on the south side of Manor Road which comprises bungalows similar in scale to the application property.

Rear extension

There is an existing rear flat roof extension and the proposed rear extension will be an extension of this. It will be to the same height and depth, but will extend it to the side eastwards by 1.805m. It would not have a harmful visual impact.

Residential amenity

The application property sits forward of its neighbour no. 97 a single storey bungalow which lies to the west. The additional bulk of the proposed front extension has the potential to be rather overbearing but there is reasonable separation to No.97. There is a garage at No. 97 nearest to the boundary and the nearest windows serving living accommodation are sufficiently distant to not suffer a serious loss of light or outlook. Further, no windows are proposed in the side elevation of the proposed extension, thereby there will be no resulting overlooking.

The existing amenities of the property to the east, no. 93, also a single storey bungalow, will not be negatively compromised by the front roof extension due to the distance between the dwellings and the fact that there are no principal windows on the front side elevation of no. 93. There would be some limited overshadowing from the extension onto the land of no. 93, but these are not considered to be significantly greater than the existing roof shadow of no. 95, together with the fact that there is a large, wide driveway to the front and side of no. 93 which any shadowing will be onto in the first instance.

The rear kitchen extension is considered to be minimal and would not result any material harm to no.93.

Recommendation

REFUSE for the following reason:-

1. The proposed two storey front extension, by reason of its height, bulk and projection forward of the property, would be an unsympathetic and visually dominant development, which would be out of scale and character with the existing building resulting in harm to the property and to the character of the street scene. The proposal is therefore contrary to policy 15 of the Adur Local Plan and the NPPF

Informatives:-

1. Refused without discussion

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

Case Officer: Eve Hearsey Date: 14 January 2026

Authorised by: Peter Barnett Date: 14 January 2026