Development Management – Delegated Officer Report

Application Number: AWDM/1226/25 Recommendation: APPROVE

Site: 35 Bristol Avenue, Lancing, BN15 8NL

Proposal: Porch extension to front elevation

Date of site visit: 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 a semi-detached hipped roof bungalow located on the west side of Bristol Avenue in Lancing, and has a front single storey hipped roof outrigger. There is a detached garage to the rear side of the property, sited close to the boundary with neighbouring property no 37, and there is the associated drive. The front amenity area is hardsurfaced, and is enclosed at the front by a low brick wall. To the front of this boundary is a grassed area next to the pavement.

The street contains a mixture of semi-detached and detached bungalows, and to the north of the site there are some two storey properties. Many of the bungalows have been extended in some form, for example to the side; the rear; and/or the roof. There are also some porches of various sizes and designs within the street.

Proposal:

The application seeks permission to:-

- Provide a flat roof front porch extension, measuring 3m deep x approx.. 2.6m wide x 2.6m high.

Relevant Planning Applications: None

Representations: Lancing Parish Council: Support

Consultations: WSP Water Management:

Following a review of the submitted information, we have no objection on surface water grounds.

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15
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 of 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 dwellings and their surroundings.

Visual and Residential Amenity:

The adjoining property, no. 33, has a porch extension which is approx. 1m deep, and is positioned close to the boundary with the application site. The height of that porch comes to approx. the same height as the bottom of the guttering.

The application proposal will be some 2m deeper than its adjoining neighbours porch at no. 33, but will be approx. the same height, and it will not protrude forward of the existing front outrigger, and will be some 400mm behind the front elevation wall and some 1.15m behind the front bay window.

The 2m porch protrusion forward of its neighbour no. 33 is not considered to compromise that property, given that it is to the north of their porch and entrance door which is next to the new porch. The porch and entrance door of no. 33 is not a habitable room, and thereby no material harm will ensue.

The street scene comprises a mix of design additions and add ons, and various designed porches are one such addition characterized within the street. The porch forward projection will be viewed within the street but it will not be out of keeping or result in harm to the visual amenities of the locality.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans

2. Standard time limit
3. Windows
4. Materials

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 20.11.2025

Authorised by: Peter Barnett Date: 20 November 2025