

Expiry: 11.5

Development Management - Delegated Officer Report

Application Number: AWD/0334/26

Recommendation – Approve

Site: 20 Norbury Drive, Lancing

Proposal: Proposed single storey extension to south elevation with balcony and steps down. Porch to North Elevation.

Date of site visit: 24/4

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the south side of Norbury Drive. It has a single storey east side garage paired with one at No. 22. Land slopes down from the road into the back garden.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. It is in flood zone 1 with no known surface water flooding.

A rear conservatory with central steps down to the garden is to be removed. The conservatory is half the width of the rear elevation. A replacement extension is proposed which squares off the rear elevation. It measures 2.7 metres in depth where the conservatory stands, 600mm deeper than the conservatory and 5 metres deep closer to the east boundary. It includes a 2 metre deep, 5.3 metre wide platform enclosed by an 1100mm high railing. 6 steps down to the garden on the east side is also proposed.

The eaves height matches the existing bungalow. On the west side a fully pitched roof is proposed with a ridge height of 6 metres including feature gable window. Closer to the eastern boundary the ridge height falls to 4.2 metres.

The application has been revised since first submitted to include a privacy screen on the west side.

Also proposed is an open sided canopied pitched roof porch on timber posts in the centre of the front elevation.

Relevant Planning History

None.

Consultations

Lancing Parish Council: Supports the application.

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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)

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

The canopied porch is well designed and will enhance the appearance of the property and the streetscene.

The rear extension will not be visible in the public realm.

Residential amenity

No. 18, to the west has not been extended and its rear wall is approximately 1 metre less deep than the original rear wall on site.

The extension will sit approximately 4 metres beyond No. 18's rear wall and will be 1200mm off the shared boundary. Gabling the new roof but keeping the eaves line the same will not be overbearing and no significant light will be lost as it is to the east of No. 18. An en-suite bedroom window is to be installed in the west side wall of the existing house. A condition requires this to be obscurely glazed and non-opening below 1.7m.

No. 22 has a garage on the shared boundary. The proposal will extend 2.5 metres beyond 22's garage and will be 3 metres off the shared boundary. A new window in the existing east facing wall to a bedroom will look towards the blank flank of 22's garage. It does not need planning permission in itself.

The rear terrace including access to the lower garden level is 2 metres deep. It will not overlook No. 22 at the distance proposed. It has the potential to overlook No. 18's garden and so the application has been revised to include an obscurely glazed privacy screen at the western end.

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Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Privacy screen erected prior to first use of terrace
5. En-suite bathroom window obscure/1.m
6. No side windows

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 within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Drainage

Case Officer: MOK

Date: 8/5

Authorised by: Peter Barnett

Date: 12 May 2026