

Expiry: 15/9

Development Management - Delegated Officer Report

Application Number: **AWDM/0866/26** **Recommendation – Grant**

Site: **8 Gordon Road, Lancing**

Proposal: **Proposed 2no. dormers to front roofslope.**

Date of site visit: 21/8

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached former bungalow on the north side of Gordon Road between Elms Drive and Boundstone Lane. It has been extended into the loft by lifting the side gable and adding a large rear dormer and front rooflights. It has also been extended at ground floor rear. There is a detached garage and driveway on its east side.

Gordon Road is made up of 12 bungalows, mostly semi detached. Like No. 8 No. 11 has also extended its roof with a hip to gable and rear dormer. Otherwise, the road is unaltered at roof level.

Last year permission was granted for a shallow front dormer. That dormer was 1.5 metres deep, set down from the ridge slightly leaving 1.3 metres to eaves. It was also set in on both sides. The proposal now is to create two separate dormers with a similar overall height and width to last year's approval. Windows line up with those below and matching materials are proposed. The floorplan doesn't change as it is only the headroom to the existing bedroom and bathroom that is being enlarged.

There are examples of similar front dormers to bungalows in Elms Drive and some deeper but half width dormers also at 41 Boundstone Lane.

The site is not in a conservation and is not a listed building and there are no TPO's on the site. The site is not in an area of flood risk.

Relevant Planning History

AWDM/1650/24 – Front dormer. Granted 26.2.25

Consultations

None undertaken.

Representations

None received.

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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 (August 2026)

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.

Residential amenity

No neighbour would be directly affected by this extension.

Visual amenity

This application is similar to the approval last year but is for two separate front dormers instead of a single flat roofed dormer. Gordon Road does not have any front dormers but there are examples of very similar front dormers in Elms Drive and Boundstone Road.

The proposal will have no greater impact than the roof extension approved last year.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: MOK

Date: 21/8

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Authorised by: Peter Barnett

Date: 24 August 2026