

Development Management – Delegated Officer Report

Application Number: AWDM/0800/26 **Recommendation:** APPROVAL

Site: 18 Lynchmere Avenue, Lancing, West Sussex

Proposal: Hip to gable roof extension, enlargement of rear dormer; rooflights to front elevation.

Date of Site Visit: 25th August 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow on the east side of Lynchmere Avenue. It has a front flat roof dormer, front projection and rear dormer and rear flat roof extension with attached pergola. There is a garage building set back to the side.

Consent is sought for a hip to gable extension to the side, the rear dormer which is existing is to be extended to the side and two roof lights are proposed to the front.

Lancing Parish Council: - It was resolved to support the application

Representations: - None received.

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 (2026)
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 street scene comprises of bungalows of similar design and appearance. Many have been extended and altered over time. There are flat roof dormers visible along with examples of hip to gable extensions and roof lights. The principle of the

development is therefore acceptable within the context of the existing built environment and street scene.

The hip to gable extension will be built in materials to match and will cause no harm to the existing building and street scene. It replicates other similar development and similar works of this type could be permitted development. There would be no justification to resist this extension.

Although the rear dormer is wide, it is to the rear of the bungalow. There are many examples of rear flat roof dormers in the street. Opposite at no. 21 there is a similar hip to gable side extension and rear flat roof dormer. There is no planning record for this it may have been built under permitted development. The rear dormer would not result in any harm to the character of the area, it is not clearly visible.

The front roof lights are clearly visible within the street but are centrally positioned above the front projection and therefore do not result in any harm in this case.

Residential amenity

The hip to gable will be alongside the roof of the adjacent bungalow, the ground floor side windows already have limited light and outlook and therefore this extension will not give rise to unacceptable loss of light or overbearing impact. The front roof lights will have no adverse impact.

The rear dormer increases the width of the existing dormer. This faces to the rear towards the gardens of neighbouring properties and bungalows beyond. There is a dormer facing to the rear, this is however in excess of 22 metres away and therefore no overlooking will occur which would warrant a refusal in this case.

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: Hannah Barker

Date: 7th September 2026

Authorised by: Peter Barnett

Date: 8 September 2026