

Development Management – Delegated Officer Report

Application Number: AWDM/1493/25

Recommendation: APPROVE

Site: 20 Ingleside Crescent, Lancing, BN15 8EN

Proposal: Hip to gable roof extension with dormers to north and south roofslopes.

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 south side of Ingleside Crescent, and has a single storey rear extension and a rear outbuilding. The front entrance porch is also a later addition. The property has a front hipped roof outrigger. The front amenity area is hardsurfaced for parking.

The street contains predominantly semi-detached bungalows, with a few detached bungalows. Further to the east of the application site lie two storey dwellings, and to the west of the site there is a lone two storey dwelling within the grouping of bungalows.

Many of the bungalows have been extended in some form, for example to the side; the rear; and/or the roof. The neighbouring bungalows to the east of the application site, no.'s 14, 16 and 18 have gabled the hips and have constructed front and rear dormers.

Front dormer 3m wide no. 18 - ADC/0535/08 Approved 22.12.08

Front dormer 3.1m wide no. 16 – AWDM/1316/16 Approved 14.11.16

Front dormer No. 14 – AWDM/1134/15 Approved 15.09.15

Proposal:

The application seeks permission to:-

- Gable the west hipped roof;
- Provide a window within the new gable end (west);
- Provide a rear flat roof dormer (south); and
- Provide a front flat roof dormer approx. 3.3m wide (north).

Proposed materials for dormers and gable end:-

- Clay hanging tile to front and cheeks of both dormers to match existing roof;
- Composite side ship lapped cladding - white

Relevant Planning Applications:

AWDM/1662/20 Lawful Development Certificate for proposed enlarged front porch to north and single storey rear extension to south elevation. **Approved 18.11.2020**

Representations:

Lancing Parish Council: Resolved to support application.

Consultations: None

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 surroundings.

Visual and Residential Amenity:

The street and area comprise predominantly semi-detached bungalows of a similar design to one another. As mentioned above, some have undertaken roof extensions with dormers to the front and the rear, and the size of the front dormers is quite uniform. The proposal will be visually in unison with its immediate neighbours and will be in character with the visual amenities of the street. The materials of the dormers will also reflect a cohesion with the neighbouring properties, which will assist in the assimilation of the dormer within its location.

The gable will also be in keeping with its near neighbours and will not dominate the space or its surroundings. The use of the white ship lapped cladding will also be acceptable in this location. The side window within the new gable end will be

acceptable with it being fixed and obscured glazed up to 1.7m from finished floor level, thereby avoiding overlooking to the neighbouring property.

It is not considered that the proposed roof extension and dormers will result in any material residential harm to its neighbours or the character of the street in general.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Window
4. Material

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey

Date: 12.02.2026

Authorised by: Peter Barnett

Date: 12 February 2026