

Development Management - Delegated Officer Report

Application Number: AWDM/0787/26

Recommendation – Approve

Site: 3 Queens Road, Lancing

Proposal: Single storey side extension and external cladding
(retrospective)

Date of site visit: 16 September 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on a corner plot in Queens Road. Retrospective permission is sought to retain a single storey side extension on the west side and the cladding of the side and frontage in white HardiePlank. The extension measures 3.65m wide, 3.79m deep and 2.8m high.

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

Relevant Planning History

None

Consultations

None

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 (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.

Visual amenity

The extension is prominently located and can be seen clearly from the road. However, the use of cladding on the extension has been carried through to the front elevation of the bungalow and it provides a consistent and coherent appearance. The colour and appearance of the cladding is not considered to be out of character with the area.

The extension has been set back slightly behind the front elevation and is of a modest size, being level with the original eaves.

No visual harm is caused by the extension.

Residential amenity

The extension is well removed from neighbouring boundaries and does not result in any harm to residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

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

1. 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: Peter Barnett

Date: 17 September 2026

Authorised by: Louise Prew

Date: 17/09/2026