

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10/06/2026 9:08 AM from Mr David Moore.

Application Summary

Address:	22 Cecil Road Lancing West Sussex BN15 8HN
Proposal:	Two storey side extension, single storey rear extension. Rear dormer
Case Officer:	Marie O'Keeffe

[Click for further information](#)

Customer Details

Name:	Mr David Moore
Email:	
Address:	20 Cecil Road Lancing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment
Comments:	Further to your letter dated 26 May 2026, please find below a list of planning related concerns which form our objection to the proposed extension at 22 Cecil Road:- We request that the Council verify all submitted plans and measurements before determination and take into consideration the combined impact on neighbouring residential amenity rather than assessing each extension element separately. A previous planning application as indicated below were refused, and the one below that, withdrawn. Part of this current application is similar to the height and mass of the application that was refused (and this did not include a single storey rear extension, as has now been applied for). L/223/04/TP/21624 - Enlargement and conversion of house into 3 self-contained

flats, including extension on North side and additional storage with raised room.
Decision refusal issued Wednesday 19 January, 2005.

L/75/04/TP/21170 - Conversion of dwelling house to 3 self-contained flats with North side extension and roof alterations.
Decision withdrawn Friday 4 June, 2004.

Look at the inaccurate / incomplete plans, including omission of neighbouring windows that are relevant to assessing overlooking and loss of light.

Proximity of design to the foundations of 20 Cecil Road.

Failure to satisfy the 45-degree guideline indicating a likely adverse impact on neighbouring amenity.

Loss of daylight and sunlight to neighbouring habitable rooms, particularly the dining room window nearest the proposed extension (omitted from drawings) in line with recognised daylight and sunlight guidance (BRE guidance).

Extension appears disproportionate to the size and form of the original dwelling; excessive scale, bulk and massing.

Traffic congestion in narrow street throughout build.
Impact of noise during working hours (affecting home working) and weekend, bank holiday hours.

Design out of character with the established Victorian terrace streetscape.

Removal of one of the existing garages / off-street parking provision leads to increased parking demand in an area that already experiences daily parking stress.

Overbearing impact due to the scale, height and proximity of the extension.

Loss of privacy through overlooking from new first-floor windows.

Request that any side windows be conditioned as obscure-glazed and fixed shut below a specified height if approval is granted.

Loss of privacy from the proposed rear dormer and any associated windows.

Bulky and visually intrusive rear dormer that dominates the existing roof slope.

Overshadowing of the rear garden, reducing enjoyment and usability of outdoor amenity space.

Underground WW2 bomb shelter located in back garden of 22 Cecil Road.

Loss of outlook to the South from neighbouring rooms and garden areas.

Possible loss of fruit trees in the rear.

Kind regards

