

Development Management – Delegated Officer Report

Application Number: AWD/0537/26 Recommendation: APPROVE

Site: 8 Abbots Way, Lancing, West Sussex

Proposal: Application to vary condition 1 (approved drawings) and 3 (materials to match) of Application AWD/1401/24. Amendments to include anthracite cladding of the dormer and side gable.

Date of Site Visit: Visited when assessing original application.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The property is a semi detached rendered bungalow on the north side of Abbots Way. The street comprises a mix of semi detached and detached properties, bungalows and two storey properties.

Permission was granted under AWD/1401/24 for a loft conversion over the original part of the bungalow with hip to gable extension and rear flat roof dormer. The condition attached to the consent stated materials were to match existing. Works have been completed with the rear dormer and side gable clad with anthracite cladding.

The application seeks consent to vary condition 1 of AWD/1401/24 which refers to the approved plans and condition 3 which states that material should match existing.

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 (December 2024)
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 extension as approved and completed is visible within the street scene. The side gable and rear dormer have been completed in anthracite cladding. Although visible from the approach to the side this is not a dominant feature. There are mainly traditional materials surrounding the site with render, tile and brick. Cladding is not a common feature within this locality. However, on balance, this will not be harmful in visual terms, as there is a variety of property types and styles and this adds to the varied context here. The traditional roof tiles on this bungalow to the front are the dominant feature, the cladding is subservient in terms of overall visual amenity. There would be no justification to refuse the application in this case.

Residential amenity

The use of cladding does not have any harm upon the residential amenities of the adjacent occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials to be as shown on the approved plans to include anthracite grey cladding.

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: 18th June 2026

Authorised by: Peter Barnett

Date: 18 June 2026