Development Management - Delegated Officer Report

Application Number: AWDM/0596/26 Recommendation – Approve

Site: 60 Chester Avenue, Lancing

Proposal: Hip to gable roof extension and rear dormer with front rooflight.

Date of site visit: 18/9

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached inter war bungalow on the east side of Chester Avenue. The bungalow sits alongside a public footpath to the south.

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

Permission is sought to raise the side gable and add a rear dormer and front rooflight.

The application has been revised since first submitted. A front dormer has been removed and replaced with a rooflight and the rear dormer has been reduced in size. The volume of the remaining roof extensions is approximately 31 cubic metres.

Matching materials are proposed.

Relevant Planning History

L/21/02 - Hip-Roofed Side Extension, Front Porch And Detached Garage In Rear Garden. Granted

Consultations

Lancing Parish Council: Overdevelopment, overbearing to neighbours, out of character.

Representations

Two objections from neighbours as follows:

1. Roof extensions in the street tend to be to the rear with only rooflights at the front.
2. Overlooking from rear dormer
3. Loss of light to garden, particularly sunlight to patio
4. Extended roof mass will be overbearing and oppressive to No. 62

5. Loss of outlook from No. 62
6. Excessive overdevelopment of the roof
7. Unbalance the pair of semis, materially alter original appearance
8. Disturbing during build, construction implications for neighbour needs to be properly understood. Hours of working needs to be controlled.

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 application has been revised to remove the front dormer. There are examples of hip to gable roof extensions together with rear dormers in the street, nos. 21, 43, 57, 61, 63 and 76 for example.

The proposal will not be harmful to the streetscene.

Residential amenity

The rear dormer proposed has been reduced in size and now sits comfortably within the roof slope.

The hip to gable element of the extension sits alongside a public footpath and will not cause any overbearing impact. The reduced scale rear dormer will also not cause any significant loss of light or overbearing impact to No. 62.

As these properties are bungalows overlooking of the neighbour's garden will be possible. However, rear roof extensions in this street do not generally need planning permission as it is not a conservation area so a refusal on this basis would not be sustainable.

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? Y

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. SuDS drainage

Case Officer:	MOK	Date: 2/10
Authorised by:	Peter Barnett	Date: 2 October 2026