Development Management - Delegated Officer Report

Application Number: AWDM/0226/25 Recommendation – APPROVE

Site: 95 Manor Road, Lancing, BN25 0HG

Proposal: Proposed front porch together with front extension to former garage

Date of site visit: Previously visited 16.06.22 - 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 located on the south side of Manor Road and is a detached chalet bungalow circa 1960's, with existing front and rear dormers. Many of the neighbouring properties appear to be 1950's and earlier, particularly closer to the Church. There is also a cluster of listed buildings in that area.

No. 95 is quite a modern building in comparison to the older part of the village. The front amenity area is hardsurfaced for the parking of cars, and there is a low boundary wall on the sides and the front. Some landscaping/hedging exists at the boundary areas. The property also had an integral garage, which the plans indicate has been converted to a Games Room.

The rear garden is quite small, but it is wider at the rear than the front, and backs onto the rear gardens of properties within Nursery Close.

The area comprises a mix of designs and sizes of dwellings, and many of the dwellings have dormers, some flat roofed, others pitched roof and there is an eyebrow one too. There are also additions to the front of the dwellings by way of front porches.

The site is not within a Conservation Area, but the North Lancing Conservation Area is allocated within the older part of the village and also includes a section opposite the application site.

Proposal:

This application seeks planning permission to provide:-

- a pitched roof entrance porch to the front, and
- a front extension to the former garage.

Consultations: Adur District Conservation Advisory Group (ADCAG)
Approve

Representations:
Lancing Parish Council: Support this application

Relevant History:
AWDM/0777/22 Proposed front porch **Approved 06.09.2022**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 17
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 a residential property 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 surrounding area.

Visual & Residential Amenity:

Many of the dwellings within the street scene comprise front porches, both old and new dwellings. No.'s 46, and 52 have pitched roof porches; no. 60 has a mono pitch roof porch; and others have flat roofed porches.

A front porch was approved in 2022 (AWDM/0777/22).

This application introduces the provision of a forward extension to the former garage. The forward projection will be to the same point as that proposed by the porch and will follow the line to the side elevation. It will have a front window, and a mono-pitched roof.

The design of the proposal is considered to be simple and will marry well with the design of the existing dwelling. It will not protrude past the side elevation and thereby will not be closer to the neighbouring property to the west, no. 97 which in any case is separated by approx. 10m. The porch and front extension will be of a reasonable distance from each of its side neighbours so as not to result in any loss of existing residential amenities to those properties.

It is not considered that the addition of the porch and front extension will compromise the ability to park on the front hardsurfaced area.

Further, the provision of the porch and front extension will not detract from the character or appearance of the setting of the Conservation Area which is located on

the opposite side of the road. While front extensions are not always supported, in this case many of the properties along this stretch of Manor Road have front projections and are in a staggered line, so the proposal will not appear unduly out of keeping or prominent.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 03.07.2025

Authorised by: Peter Barnett Date: 3 July 2025