Expiry: 26/5

Development Management - Delegated Officer Report

Application Number: AWDM/0415/25 Recommendation – Grant

Site: 15 Croshaw Close, Lancing

Proposal: Proposed roof extension and first floor rear extension, with front and rear dormers and formation of new flat roof.

Date of site visit: 14/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the south west side of this cul de sac. The site is narrower at the front and fans out towards the end of the back garden. The property has been extended at rear and side ground floor. It also has a detached garage on its east side and a large outbuilding at the end of the rear garden. No. 14 has been extended into the roof with front and rear dormers. It also has a less deep rear extension. No. 16 is a detached gabled chalet bungalow with large side dormers. There are front dormers in the street of varying sizes.

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

Permission is sought to extend the main roof over the rear ground floor extension by creating a partial flat roof at ridge level. Front and rear dormers are also proposed.

The application has been revised since first submitted. The flat roof, first floor rear extension and rear dormer have been reduced in depth by 2 metres. The front dormer has been reduced in width by 2 metres and is now more akin to the scale of the front dormer at No. 14.

Relevant Planning History

AWDM/1228/18 – Single storey infill rear extension to south west elevation. Granted.

L/52/03/TP – Rear conservatory. Granted.

L/234/80/TP – Rear extension to form living accommodation. Granted.

Consultations

Lancing Parish Council: supports the application.

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Representations

4 letters of support including from the adjoining neighbour at No. 14.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and15
'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 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.

Residential amenity

No. 16 is the other side of the site's driveway and there is an intervening garage between the two. It has a large side dormer facing the site with a bathroom window and secondary bedroom window in it.

It is not considered that the extensions would be harmful to No. 16's amenity.

No. 14 has a less deep rear extension and a small rear dormer in the original rear roof slope. The revised roof extension and first floor rear extension will have less impact on No. 14. The occupier at No. 14 has confirmed they have no objection.

Visual amenity

Whilst the roof extension will significantly alter the roof profile of the original bungalow, the reduction in scale in the revised proposal, particularly from the side view, is sufficient to avoid any significant harm from the street. The front dormer scale also now reflects others in the street.

Recommendation

Approve subject to the following conditions:

1. Approved plans
2. 3 years
3. Matching materials
4. Gable window obscure and non-opening below 1.7 metres

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

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Informative

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.

Case Officer:	MOK	Date: 3/7
Authorised by:	Peter Barnett	Date: 3 July 2025