



PLANNING STATEMENT

36 Ring Road, Lancing

West Sussex BN15 0QE



Proposed front view

APPLICANT Mr & Mrs Murray

DATE August 2026

PREPARED BY Coastline Architects Ltd

1. Introduction

This Planning Statement has been prepared by Coastline Architects Ltd on behalf of Mr & Mrs Murray in support of a householder planning application at 36 Ring Road, Lancing, West Sussex BN15 0QE.

The proposal comprises a first-floor side extension above the attached garage and a rear extension formed partly at first-floor level and partly as a two-storey addition. It also includes a front balcony, associated roof alterations, new and replacement windows and doors, and internal alterations to provide a practical long-term family home.

2. Site and proposal

The site comprises an established detached dwelling within a residential area of Lancing. A driveway occupies the front of the property, with an attached garage positioned to the side and utility accommodation extending towards the rear. The property has a private rear garden. The dwelling is predominantly two storeys and is characterised by red-brown facing brickwork, pitched and hipped tiled roofs, bay windows and brown-toned windows and doors.

The proposal comprises a first-floor side extension above the garage, continuing rearwards broadly in line with the rearward extent of the existing utility room. At ground-floor level, the layout is reorganised to provide an enlarged kitchen and dining area and clearer internal circulation, alongside the garage, living accommodation and WC. At first-floor level, the extended and reconfigured layout provides additional bedroom, bathroom and en-suite accommodation, dressing space, an improved landing and hall, and a front-facing balcony.

The proposed extension is designed to relate closely to the scale, form and appearance of the existing dwelling. Pitched and hipped tiled roof forms help integrate the side and rear additions with the house and break down their overall massing. Facing brickwork, roof finishes and brown-toned windows and doors are intended to complement the existing materials. The balcony is positioned beneath the extended roof and incorporates a clear glazed balustrade, giving it a lightweight appearance within the front elevation.

3. Family need and use

The applicants wish to adapt their home so that their elderly relatives can live with them and receive day-to-day family support. The existing layout does not provide the combination of bedroom, bathroom and circulation space needed for the enlarged household over the longer term.

The property will remain a single dwellinghouse. All occupants will share the principal entrance, kitchen, living spaces, garden and internal circulation. No separate kitchen, independent entrance, plot subdivision or separate postal address is proposed.

The existing internal lift provides comfortable accessibility to the first-floor spaces. The existing staircase has an irregular arrangement with tight winders and changes in direction and will be replaced by a single straight flight. Together with the reconfigured first-floor landing and hall, these changes provide clearer circulation, improve accessibility and support the long-term adaptability of the home.

4. Planning policy

The proposal has been considered against the development plan, including Policy 15 of the Adur Local Plan (2017). The design, residential amenity, access and parking considerations relevant to this householder proposal are addressed below.

5. Planning assessment

5.1 Principle and design

The proposal comprises a domestic side extension that continues rearwards, broadly in line with the rearward extent of the existing utility room. The residential use of the property will not change. The development is closely related to the existing dwelling and makes efficient use of the established developed area of the plot, avoiding the need for a detached annexe or a substantial separate building within the rear garden.

The side and rear additions respond directly to the scale and architecture of the existing dwelling. Pitched and hipped roof forms break down the overall massing and maintain a domestic appearance, while matching facing brickwork, roof finishes and brown-toned joinery integrate the new work with the house. The garage entrance, principal entrance and characteristic bay-window elements remain clearly legible, while the transparent balcony balustrade limits its visual weight on the front elevation.

5.2 Residential amenity

The extension is positioned principally to the side of the dwelling and continues rearwards broadly in line with the existing utility-room projection. The first-floor accommodation is positioned over the garage and side/rear ground-floor area and is articulated by its pitched and hipped roof forms.

The balcony's principal outlook is towards the street and the application-site frontage, limiting direct views towards neighbouring private rear amenity areas.

The property will continue to be occupied as one dwellinghouse, and the proposal will not introduce a materially different pattern of activity or comings and goings. The development therefore remains compatible with the established residential character of the area.

5.3 Access and parking

The existing vehicular access and driveway arrangement are retained, and the garage remains part of the single dwelling. No separate entrance, access or independent parking requirement is created. Internally, the lift and provision of a replacement single-flight staircase provide a clear accessibility benefit and more straightforward circulation for current and future occupants.

5.4 Sustainability

The scheme adapts the established dwelling and concentrates the additional accommodation within the developed part of the plot rather than creating a detached annexe or garden building.

6. Conclusion

The proposal responds to a genuine multi-generational family need while retaining the property as a single dwellinghouse. It provides the required accommodation and more accessible circulation, concentrates the development alongside the existing dwelling and broadly in line with the existing utility-room projection, maintains the existing access and parking arrangement, and adopts a form and materials suited to the house. The extension is considered to accord with the design and amenity objectives of Policy 15 of the Adur Local Plan and is respectfully submitted for approval.