

Development Management - Delegated Officer Report

Application Number: AWDM/0043/26

Recommendation – APPROVE

Site: 8 Seventh Avenue, Lancing, BN15 0PJ

Proposal: Front dormer

Date of site visit: 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 application site is situated on the north side of Seventh Avenue and is a semi-detached bungalow with a short, gabled outrigger to the front elevation. It has a single storey rear extension.

The street scene comprises predominantly semi-detached bungalows, many of which have rear extensions and or roof dormers, there are also some properties with rooflights to the front roofslopes. A few properties have front dormers.

Proposal:

The application seeks permission to provide a dormer with a gable roof to the front roofslope.

NB: The plans also show a hip to gable roof extension, together with a rear dormer and has a notation stating that these will be undertaken under permitted development. Therefore these extensions are not being considered here.

Consultation: None

Representations:

Lancing Parish Council:

The application was reviewed and discussed by the LPC and it was resolved to support this application.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15

Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework 2021

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 locality

Visual & Residential Amenity:

The character of the street is one of semi-detached bungalows, many of which have been extended. The proposal to provide a front dormer will be in character with the street scene as there are other front dormers within the street. The other front dormers are flat roofed whereas the proposal will have a pitched roof and will be gabled.

The gable will marry with the pitch of the front outrigger, and thereby the new dormer will compliment the existing design of the bungalow.

There are no windows shown within the side elevations of the new dormer, although the plans do show new rooflights within both roofslopes of the gable outrigger. The floorplans indicate that the first floor conversion will create a new bedroom half of which will be created from a rear dormer. Nevertheless, this dormer is not being considered here as the plans are notated that they will be constructed under permitted development. No Lawful Development Certificate (LDC) has been submitted as yet for the LDC and this aspect of the application has not been considered.

However, although the new bedroom cannot be created in the manner indicated on the plans until a rear dormer has been created, there is nothing to prevent the determination of the front dormer at this time.

The new front dormer will not be out of character with the street scene, and it will not result in any material overlooking or overshadowing of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendment
2. Hip to Gable and Rear Dormer

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

Case Officer: Eve Hearsey Date: 11.03.2026

Authorised by: Peter Barnett Date: 11 March 2026