

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 05/08/2026 10:37 AM from Mr David Moore.

Application Summary

Address: 22 Cecil Road Lancing West Sussex BN15 8HN

Proposal: Two storey side extension, single storey rear extension. Dormer to extended rear roof and rooflights.

Case Officer: Marie O'Keeffe

[Click for further information](#)

Customer Details

Name: Mr David Moore

Email:

Address: 20 Cecil Road Lancing West Sussex

Comments Details

Commenter
Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for
comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise

Comments: Council Reference AWDM/0388/26

Relating to Two storey side extension, single storey rear extension. Rear dormer.
At 22 Cecil Road Lancing West Sussex BN15 8HN

We object to the revised proposals for 22 Cecil Road for the reasons set out below. Several concerns from the previous submission remain unresolved:

The property appears to be registered at Companies House as an office address rather than solely as a residential dwelling. The listed business activities are 68100-buying and selling of own real estate-and 68209-other letting and operating of own or leased real estate. This raises concern that 22 Cecil Road may no longer be intended primarily as a family home and could instead be used as an HMO (House in Multiple Occupation), with five rented rooms and shared kitchen and living facilities.

Removing one existing garage, increasing the property to five double bedrooms, and providing no additional parking is likely to increase parking demand in an area that already experiences daily parking pressure.

We ask the Council to verify all submitted plans and measurements before making a decision, and to assess the combined impact on neighbouring residential amenity rather than considering each element of the extension in isolation.

A previous planning application was refused, and an earlier related application was withdrawn. The current proposal includes elements similar in height and mass to the refused scheme, but now also includes a single-storey rear extension.

L/223/04/TP/21624 - Enlargement and conversion of house into 3 self-contained flats, including extension on North side and additional storage with raised room.
Decision refusal issued Wednesday 19 January, 2005.

L/75/04/TP/21170 - Conversion of dwelling house to 3 self-contained flats with North side extension and roof alterations.
Decision withdrawn Friday 4 June, 2004.

The plans appear inaccurate or incomplete, including the omission of neighbouring windows that are relevant to assessing overlooking and loss of light.

Proximity of design to the foundations of 20 Cecil Road.

Failure to satisfy the 45-degree guideline indicating a likely adverse impact on neighbouring amenity.

Loss of daylight and sunlight to neighbouring habitable rooms, particularly the dining room window nearest the proposed extension (omitted from drawings) in line with recognised daylight and sunlight guidance (BRE guidance).

Extension appears disproportionate to the size and form of the original dwelling; excessive scale, bulk and massing.

Construction traffic is likely to worsen congestion on this narrow street throughout the build period.

Construction noise is likely to cause disruption during working hours, particularly for home working, as well as at weekends and on bank holidays.

Design out of character with the established Victorian terrace streetscape.

Overbearing impact due to the scale, height and proximity of the extension.

Loss of privacy through overlooking from new first-floor windows.

Request that any side windows be conditioned as obscure-glazed and fixed shut below a specified height if approval is granted.

Loss of privacy from the proposed rear dormer and any associated windows.

Bulky and visually intrusive rear dormer that dominates the existing roof slope.

Overshadowing of the rear garden, reducing enjoyment and usability of outdoor amenity space.

Underground WW2 bomb shelter located in back garden of 22 Cecil Road.

Possible sense of enclosure created by a long or high boundary wall close to neighbouring property.

For these reasons, we strongly object to the proposed overdevelopment of 22 Cecil Road.

Yours faithfully,

David & Susanne Moore of 20 Cecil Road, Lancing, West Sussex, BN15 8HN
