Development Management – Delegated Officer Report

Application Number: AWDM/0828/26 Recommendation: APPROVE

Site: 93 North Farm Road, Lancing, West Sussex

Proposal: Proposed single storey rear extension with 1no. rooflight and patio, loft conversion into habitable rooms with front and rear-facing dormers and hip-to-gable roof extension with 2no. front-facing rooflights, and removal of existing chimney.

Date of Site Visit: 20th October 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of both bungalows and houses. At the time of visiting the site works are under way and the hip to gable extension, rear dormer and rear single storey extension have been substantially built.

The rear extension is of flat roof design and is 5 metres in depth, the rear dormer is of flat roof design also. A front, flat roof dormer is proposed; amended plans have been received to show this reduced in width and set down from the ridge of the bungalow.

Materials to be used will match existing.

Lancing Parish Council: - Support

Representations: - none received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (August 2026)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The hip to gable extension is visible from the street, but there are other examples of hip to gable extensions and this is work that could be completed under permitted development. The front dormer and roof lights will also be visible within the street scene. The dormer as reduced is a more sympathetically designed development, positioned well on the roof slope and much roof remains visible. It is also lowered from the ridge. It is similar to other front dormers nearby including one adjacent, it will not dominant the roof slope or set a precedent for further harmful development.

The rear dormer and extension are not visible from the street, they are large additions however similar to the dormer and extension adjacent and not uncommon features within the street and surrounding built environment. A rear dormer could be constructed under permitted development.

Residential amenity

The rear extension at 5 metres in depth is matching in depth with the extension to the east which is not attached. The attached dwelling has a rear single storey extension approximately 2.6 metres in depth. The proposed extension projects 2.4 metres beyond this. The plans show a 45 degree line from the neighbouring rear window to indicate there will be no significant loss of light. At 2.4 metres beyond the rear this is also in line with Development Management Standard No. 2 which states that within 1 metre of the boundary an extension up to 3.5 metres in depth can be supported.

The rear dormer will face towards the garden of properties to the rear, there will be no direct overlooking in this case. The front dormer will overlook the street, no loss of privacy will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials to match existing
3. No additional windows on the east or west elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 3rd November 2026

Authorised by: Peter Barnett Date: 3 November 2026