

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: AB/133/25/HH

LOCATION: Riverside House
2 Fitzalan Road
Arundel
BN18 9JS

PROPOSAL: First floor front/side extension and roof extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

AB/43/25/PD	Notification for prior approval under Schedule 2, Part 1, Class AA for the erection of 2 additional storeys on existing dwelling house up to a maximum height of 13.5m.	No Object'n + Conds 16-05-25
AB/34/25/CLE	Lawful development certificate for the conversion of the garage into a gym / games room, an additional window in bedroom 5, dropped curb for access to boat stand and 2 attic windows (approved under AB/154/16/HH).	Approve 14-04-25
AB/117/23/PD	Notification for prior approval under Schedule 2 Part 1 Class AA for the erection of one and two additional storeys on existing dwelling house up to a maximum height of 14m.	Objection 14-02-24 Appeal: Dismissed 23-07-24
AB/154/22/NMA	Non material amendment following AB/154/16/HH for the creation of a shower room (toilet, basin, shower) within the approved utility room space on the ground floor.	Approve 13-12-22
AB/3/21/PD	Notification for Prior Approval under Schedule 2 Part 1 Class AA for erection of one and two additional storeys on existing dwellinghouse.	No Object'n + Conds 08-03-21

AB/114/20/PD	Notification for Prior Approval under Schedule 2 Part 1 Class AA for a additional 2 storeys on existing dwelling house.	Objection 18-12-20
AB/139/17/NMA	Application for a non-material amendment following a grant of planning permission.	
AB/155/14/PL	Reinstatement of timber jetty using existing 3 piles.	ApproveConditionally 29-01-15

REPRESENTATIONS

Arundel Town Council - No response received.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS

Owing to this being solely an extension at first floor and above, i.e., there is no increase in impermeable area, the engineers have no comments to make.

POLICY CONTEXT

Built Up Boundary Area.

Within an area with potentially high ground water.

Flood Zone 3.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM2	W DM2 Flood Risk

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
-------	---

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site contains a detached part two, part three storey dwelling located at Riverside House, 2 Fitzalan Road. This application seeks planning permission for the construction of a first-floor front/side extension and roof extension to the western elevation of the host dwelling.

The proposal would raise the existing roof structure of the front/side projection to the western flank of the dwelling, to accommodate a first-floor extension. The existing roof structure, including the existing dormers, would be raised to sit above the proposed new first-floor level. No additional dormer volume is proposed beyond the existing form.

The development is sited within a residential area along the River Arun and would be visible from the street scene. The proposal would be in keeping with the wide variety of detached dwellings of varying height already established within the area and it would assimilate well within the surrounding area, maintaining the overall varying character and appearance of the street scene.

The proposed first floor front/side extension and roof extension would maintain a depth of approximately 7m and maintain a width of approximately 12.5m, over the existing ground floor footprint. The maximum ridge height would increase by approximately 2.7m to 8.7m and the eaves height would increase by 2.5m to 4.7m. The proposed increase in height would make the proposal appear more visually prominent however, there are dwellings with similar gable ends within close proximity within the street scene.

Within the north east elevation, the existing dormer dimensions would be repositioned within the proposed roof extension and would have an approximate depth of 2.7m and an approximate width of 1.7m. The ridge height of the dormer would be approximately 2.5m and the eaves height would be approximately 1.3m.

Within the north west elevation the existing dormer dimensions would be retained within the proposed roof extension and would have an approximate depth of 3.4m and an approximate width of 2.3m. The ridge height of the dormer would be approximately 3.4m and the eaves height would be approximately 1.5m.

Fenestration within the north east elevation would be an increase of a two-casement window at first floor level whilst maintaining the existing ground floor garage door. The existing dormer and single rooflight would be re-sited to sit above the proposed new first-floor level and set within the roof plane.

Within the south east elevation fenestration would be an increase of a two-casement window at first floor level whilst maintaining the existing fenestration within the raised roof extension within the gable end.

Fenestration within the north west elevation would be an increase of a two-leaf door Juliet balcony at first-floor level whilst the existing dormer's two-leaf door would be re-sited to sit above the proposed new first-floor level and set within the roof plane. On the south west elevation would be an increase of a two-casement window at first-floor level whilst maintaining the existing ground floor fenestration and re-siting the existing two rooflights within the roof slope.

The proposal would be finished with brick and wood-effect fibre cement board, with a slate roof, and fenestration would be finished in wood and PVC to match existing.

Whilst the proposal would increase the bulk, massing, scale and prominence of the host dwelling, the proposal would not increase the footprint of the host dwelling; and the design of the proposal would

integrate well with the host dwelling, reflecting the existing pitched roof features. As such, the proposal would not result in harm to the visual amenity, character or appearance of the host dwelling, street scene, or wider area. The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 and the Arun Design Guide (ADG).

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would be set back from the front (south east) boundary of the application site by approximately 4m, set in from the neighbouring side (south west) boundary by approximately 5.4m, set back from the rear (north west) boundary by approximately 14.5m and set in from the neighbouring side (north east) boundary by approximately 19m.

The proposed first-floor front/side extension and roof extension would raise the existing roof structure to accommodate a first-floor extension and would therefore maintain existing separation distances. These would comply with Part M of the ADG and there are similar dwellings within close proximity of the front boundary within the street scene. Therefore, given the spacing maintained between the extension and neighbouring properties, the proposal would not result in harmful overbearing or overshadowing effects to neighbouring dwellings.

The proposed fenestration on the front (south east), side (south west) and rear (north west) elevations would have an outlook of the host dwelling's amenity areas and would not result in overlooking to the neighbouring dwellings. The proposed single window at first-floor level and two single rooflights sited within the side (south west) elevation would be set back from the neighbouring boundary by approximately 5.4m and as such, the proposed fenestration would not result in any overlooking to neighbouring dwellings.

Therefore, the proposal would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking and is therefore, in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

FLOOD RISK

The site is located within Flood Zone 3 and requires assessment against Arun Local Plan policy W DM2. A flood risk assessment was submitted in support of this application and the drainage engineers were consulted. However, the drainage engineers stated that no comment was required due to the proposal extending over an existing development and therefore there would be no increase in impermeable area. The proposed development is therefore in accordance with Arun Local Plan policy W DM2.

SUMMARY

The proposed development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of

property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL liable.

RECOMMENDATION**APPROVE CONDITIONALLY**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Proposed Site Plan.
- Existing and Proposed Ground Floor Plan.
- Proposed First Floor Plan.
- Proposed Attic Floor Plan.
- Proposed Roof Plan.
- Proposed NE and SE Elevations (amended).
- Proposed SW and NW Elevations (amended).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by

assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the NPPF.