

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

REF NO: AL/22/25/HH

LOCATION: 28 Church Road  
Aldingbourne  
PO20 3TT

PROPOSAL: Replacement single storey rear extension. New side facing dormer window and rooflight at first floor level. (This application may affect the character and appearance of the Church Road, Aldingbourne Conservation Area).

<b>SITE AND SURROUNDINGS</b>
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DESCRIPTION OF APPLICATION As above.

<b>REPRESENTATIONS</b>
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Aldingbourne Parish Council - No objection.

No representations from nearby occupiers.

<b>CONSULTATIONS</b>
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**CONSULTATION RESPONSES RECEIVED:**

Arun Conservation Area Advisory Panel - No objection. It is considered that the proposed works will not harm the character or appearance of the conservation area. It is recommended that the new clay tiles should match, as far as possible, those on the existing roof.

<b>POLICY CONTEXT</b>
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Within an area with potentially high groundwater levels.  
Conservation Area.

**DEVELOPMENT PLAN POLICIES**

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
HERDM3	HER DM3 Conservation Areas

**PLANNING POLICY GUIDANCE:**

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

**SUPPLEMENTARY POLICY GUIDANCE:**

SPD13	Arun District Design Guide (SPD) January 2021
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## CONCLUSIONS

### DESIGN AND VISUAL AMENITY

The site is a detached dwelling along Church Road. The application seeks permission for a single storey rear extension, side dormer and rooflight at first floor level.

Following the removal of an existing conservatory to the rear of the property, a new single storey, oak framed extension of a similar footprint is proposed. The proposed rear extension would be sited to the rear and would not be visible from the street scene. The extension would extend 4.4m from the main rear elevation and a patio is proposed to the rear of the extension. The size of the extension would be modest, and it would not adversely affect the scale and massing of the building. The extension would have a crown roof with a total height of approx. 3.5m and an eaves height of 2.4m. The walls of the extension would be finished with an oak frame and timber cladding. Whilst the materials are different to the existing dwelling, given its limited visibility and that the existing conservatory is of different materials, the proposed materials are acceptable. During the course of determination of the application, a reduction in height of the single storey extension was sought such that the roof of the extension and first floor window would not conflict. The height of the flat roof to the proposed single storey rear extension has since been reduced by 200mm and the pitch of the lantern light has also been reduced. These changes are acceptable and reduce the overall bulk and height of the roof of the rear extension.

The proposed side dormer would be inserted within the northern (side) flank roof slope of the host dwelling, with a width of 2.6m and a depth of 1.6m. The dormer would have a flat roof, in conflict with the Arun Design Guide which states that dormers should be minor incidents within the roof slope and should incorporate pitched roof in most cases. However, it is noted that there is flat roof dormer already present along the north roof slope of the dwelling which is of a similar scale. During the course of this application, the proposed dormer window has been reduced in width from 3400mm to 2600mm. The existing dormer has a length of 2040mm, so the proposed dormer is proportionally similar to the existing.

The dormer would be set down from the ridge height of the dwelling and it would be set in from the front and rear walls, thus would be acceptable. Additionally, the dwelling is set back from the northern side boundary by 14.4m which helps minimise the overall impact of the proposed dormers on the street scene. Overall, the proposed dormer would be acceptable in this case. The proposed material for the walls of the dormer is vertical tile hanging to match the existing dormer. The roof of the dormer would be a flat roof. These materials are appropriate as they reflect those used on the existing dormer.

The proposed development would be modest in scale and would not appear prominent within the street scene. The proposal would not harm the visual amenity or existing character of the area or that of the host dwelling and the proposal is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

### NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. Part M also illustrates the '60 and 45-degree rules'. These rules refer to the 60-degree sightlines and 45-degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of sightlines and loss of sunlight.

The proposed side dormer would be contained within the existing flank roof slopes of the dwelling and would not extend beyond the existing footprint of the host dwelling. The dormer would be set down from the main ridge line of the host dwelling and therefore, the dormer would not appear overbearing or result in loss of light to neighbouring properties. The dormer proposed within the northern flank roof slope

would contain 1no. north facing window which would be set in 14.4m from the northern side boundary. The window would be set in 14.4m from northern boundary and given the presence of similar fenestration on the northern roof slope, and that the proposed window would serve a bathroom, the proposed window would not result in unacceptable overlooking of neighbouring properties and is acceptable in this position. A rooflight is proposed within the roof of the main dwelling and would also not result in any overlooking to neighbouring dwellings.

The proposed rear extension would be modest in scale and it would be located 13.3m from the rear boundary, 14.4m from the northern side boundary and 7.7m from the southern side boundary. The extension would measure a maximum of 3.5m in height. Given the siting and scale of the extension, and the spacing maintained between the extension and neighbouring properties, the proposed extension would not result in overbearing or overshadowing effects. The extension would feature fenestration within the flank and rear elevations. The proposed fenestration would be located at ground floor level and would not result in adverse overlooking effects.

The proposed extension would not harm the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

#### **HERITAGE**

Paragraph 207 of the NPPF (2024) requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. The applicant has submitted a heritage statement and the significance of heritage assets affected by the proposed works are clearly mentioned and given the scale of works, the level of detail is acceptable.

Paragraph 209 of the NPPF (2024) outlines that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale or any harm or loss and the significance of the heritage asset.

The proposed single storey extension would be located to the rear of the host dwelling and given its design, scale and limited visibility from the street scene, the extension would not result in harm to the Aldingbourne Conservation Area. The new side dormer proposed within the northern roof slope would be finished in materials matching that of the existing dormer and given its modest scale the dormer, would not result in harm to the conservation area. The addition of a rooflight to the northern roof slope of the dwelling would be a minor alteration and would not result in harm to the conservation area.

The development would not result in harm to the character and appearance of the conservation area in accordance with policy HER DM3 of the Arun Local Plan.

#### **SUMMARY**

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

<b>HUMAN RIGHTS ACT</b>
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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**

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 and documents:

Proposed Block Plan & Site Location Plan 1407/03 Rev A.  
Proposed Plans and Elevations 1407/04 Rev E.  
Heritage Statement.  
Biodiversity Enhancement Statement (received -14-03-25).

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 The materials and finishes of the external walls and roof of the side dormer hereby permitted shall match in colour and texture those of the existing dormers.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1, D DM4 and HER DM3.

- 4 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).

- 5      **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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.