

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

REF NO: AL/41/26/HH

LOCATION: Karenza
Hook Lane
Aldingbourne
PO20 3TB

PROPOSAL: Single storey side extension, new chimney, roof extension including raising of the ridge height to facilitate conversion of loft to habitable use including 2 No. front dormers and new front canopy.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldingbourne Parish Council - No response received.

1 letter of support has been received from a nearby occupier, stating the proposed size of the property would be appropriate for the size of the plot and would improve the street scene.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Natural England - No response received.

Ecology Officer - No objection subject to conditions.

The site is within the Singleton and Cocking SAC 1200m HRA buffer. However, given the scale and nature of the development an appropriate assessment is not required.

The PEA has assessed impacts of this proposal on protected species. The report identified no impacts to protected species. No further surveys are required.

The PEA makes recommendations for ecological enhancements in section 6.3.

No objection raised, subject to conditions.

Drainage Engineers - Objection.

1 - Runoff destination

1.1.The water reuse priority can be addressed by providing residential water butts.

1.2.The submitted Sustainable Drainage Statement states that surface water will be discharged to ground via infiltration but no ground investigation is provided to prove feasibility and no other alternative

means of disposal is demonstrated to be feasible.

1.3.Guidance on ground investigation to support proposals to discharge to ground via infiltration is provided on Arun DC web pages here: <https://www.arun.gov.uk/surfacewater>.

1.4.The runoff destination is not currently in accordance with the requirements of the NSfS Standard 1. Therefore, we object to the application.

3 - Extreme rainfall and flooding

3.1.No calculations are provided for the drainage system. The additional area should be attenuated, or the infiltration feature sized to accommodate large return period storms.

3.2.The drained area should be clarified and runoff calculated for the design storm based upon up to date rainfall data. Guidance is provided on ADC webpages - <https://www.arun.gov.uk/surfacewater>.

3.3.Management of extreme rainfall is not currently in accordance with the requirements of the NSfS Standard 3. Therefore, we object to the application.

POLICY CONTEXT

Lidsey Treatment Catchment Area.

Singleton and Cocking SAC 1200m HRA buffer.

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)
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site includes a single storey dwelling set on the north side of Hook lane. The proposal is for a single storey side extension, new chimney, a roof extension and redesign to accommodate new first floor, as well as two front dormers and a new front canopy.

Set in from the southern side boundary with Castell Yr Gwynt by 1.3m and with a frontage less than 70% of the existing dwelling, the side extension would be compliant with Arun Design Guide (ADG) advice. Currently, Karenza appears to be the only un-altered dwelling on this section of Hook lane; most dwellings exhibit side or rear extensions of various forms. The side extension would be 4m in width and equal in depth to the host dwelling, erected in line with the front and rear elevations, similar in scale to nearby extensions.

Whilst it is noted that Karenza forms part of a row of six bungalows, this section of Hook Lane also

contains two storey dwellings immediately to the north and south, of varied size and design. For this reason, the introduction of loft accommodation at first floor level would not result in undue impacts to the harmony of the street scene or character of the area.

To accommodate a new first floor, it is proposed to raise the roof ridge by 1.7m, to a height of 7.65m. Given the length of the rear garden, the proposal would comply with minimum back-to-back distances of 21m, as described by the ADG. Furthermore, given the existing variation within the wider street scene, the proposed increase in ridge height would not result in harm to visual amenity.

The proposed roof alterations would include the creation of a new rear gable feature, which would span the width of the dwelling following the side extension and be equal in height to the new ridge line. The new roof slopes would slope towards the centre of the dwelling to the front and rear as the ridge line would run from west to east rather than from north to south as existing. The clipped side gables would help reduce the overall bulk following the substantial increase in roof form. Given the existing variation within the wider locality and street scene with regards to roof forms, the proposed alterations to the roof would not result in harm to visual amenity, albeit an increase in bulk and massing of the dwelling.

The new rear gable would include extensive glazing, with the new windows spanning across the whole first floor level, resulting in a contemporary, modern appearance. The locality is not characterised by modern design; there is a distinct rural character. Notwithstanding this, given the siting of the modern gable at the rear of the site, equal in depth to the existing rear wall and 38m from the rear boundary, there would be no undue harm to design or visual amenity.

The ADG advises that dormers should be located symmetrically on the roof slope, avoid flat roof form and be sited away from hips and ridges; The two front dormers proposed would have pitched roof slopes, be set in from the flank elevations by 1.9m and would be set down from the new roof ridge by 0.7m, therefore compliant with ADG standards.

The proposed front porch canopy would project 1.3m beyond the front building line and would have a pitched roof, compliant with ADG guidance for porch / front extensions. Set centrally on the front elevation, between and below the two dormers, the front canopy would be a sympathetic addition.

In terms of materials, the host dwelling will be finished with white render and plain grey roof tiles. Oak coloured composite vertical cladding will be used on the dormers. The windows, fascia and soffits would be black. The material palette along this section of Hook Lane is varied; there are examples of cladding and render on neighbouring dwellings. While the grey roof tiles and oak-coloured cladding would differ from existing examples, they would contribute to the varied street scene and would not detract from the visual amenity of the locality.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

The site has neighbours to the east and west. Following the side extension, the front door would be moved to the south (front) elevation. The roof alterations and side extension would increase the bulk of the dwelling and would most likely result in some harm by way of overbearing and overshadowing, given the increase in ridge height compared to the lower-level bungalows either side.

It should be noted that both side boundaries benefit from high level boundary treatment (either fencing or mature planting), helping to reduce any unneighbourly impacts. Further to this, given that the neighbouring properties are single storey, any overbearing impacts would be isolated to the ground floor side windows (with no increase in the depth of the property). Considering the existing built form and the

spacing maintained between the host dwelling and neighbouring properties, the increase in bulk and massing would not result in undue harm to neighbouring amenity by way of overbearing or overshadowing impacts.

The new fenestration proposed at ground floor level would offer views of the front and rear gardens, resulting in no harm by way of overlooking. The side windows at ground floor level would not, given the boundary treatment, offer views into neighbouring properties.

At first floor level, the front dormers would offer views of the highway and frontages of dwelling along the southern side of Hook lane (which are well screened from mature planting), resulting in no harm to neighbouring amenity. Oblique views of the neighbouring gardens would be achievable from the large window serving the rear gable. However, given the siting on the dwelling centrally within its site and the existing, mature boundary treatment, there would be no undue harm by way of overlooking.

The side windows at first floor level would each serve bathrooms. Given the siting of these windows, it is reasonable to attach a condition to this planning permission to require the first floor side windows to be obscurely glazed and non-opening up to 1.7m from first floor level, to avoid unacceptable overlooking from occurring.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring residential amenity.

LIDSEY TREATMENT CATCHMENT AREA

The site is located within a Local Lidsey Flood Risk Area. As such, the Council's Drainage Engineers have been consulted on the proposed development.

The drainage engineers have objected on the grounds that no surface water runoff location has been provided, as required by Standard 1 of the Non-Statutory Technical Standards for SuDS (NSfS). They also objected on the grounds that flood risk may be increased elsewhere (see sections 1 and 3 of the Drainage Engineer's response).

A single storey side extension of a similar footprint to that proposed in this application could be constructed under permitted development. As such, the footprint of the proposed development would not be different to the resultant footprint, should a single storey side extension be constructed under permitted development. The proposed roof works would not require any additional drainage provision. Further to this, the host dwelling retains large areas of permeable surfaces at the rear of the site. Therefore, given the permitted development fallback position and that the footprint of the dwelling could be achieved under permitted development, it would not be reasonable to refuse this application on drainage grounds.

The proposal is therefore in accordance with Arun Local Plan policies W DM1 and W DM3.

ECOLOGY

The application site is within the Singleton and Cocking SAC 1200m HRA buffer. However, given the scale and nature of the development an appropriate assessment is not required.

This application is accompanied by a Preliminary Ecological Assessment (PEA) which has assessed the impacts of the proposal on protected species. The report identified no impacts to protected species and no further surveys are required. The PEA makes recommendations for ecological enhancements in section 6.3.

Natural England have been consulted on the proposed development, however no response has been

received. The Council's Ecology Officer has raised no objection to the proposal, subject to conditions.

Given the sensitive location of the application site, within the Singleton and Cocking SAC 1200m HRA buffer, it is reasonable to attach two conditions relating to protected species. The first condition requires a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (reference PEA-SCT-KARENZA) dated 25 May 2026, to be submitted to and approved in writing by the LPA prior to the commencement of works above damp-proof course level. The second condition requires a Bat Friendly Lighting Plan shall be submitted to and approved in writing by the Local Planning Authority prior to any part of the new development being occupied. The conditions would ensure the proposal would not result in a significant adverse impact on the integrity of the Singleton and Cocking SAC and the proposal would therefore be in accordance with Arun Local Plan policy ENV DM5.

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 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:

Location and Block Plan
Proposed Elevations
Proposed Floor Plans
Proposed Roof Plan
Preliminary Ecological Appraisal
SuDS and Drainage Statement

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1, D DM4, W DM1 and W DM3.

- 3 Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (reference PEA-SCT-KARENZA) dated 25 May 2026, shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter.

Reason: To enhance protected and priority species and habitats in accordance with Arun Local Plan policies ENV SP1 and ENV DM5 and allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the Natural Environment and Rural Communities Act 2006 (Priority Habitats and Species).

- 4 Prior to any part of the new development being first occupied, a Bat Friendly Lighting Plan shall be submitted to and approved in writing by the Local Planning Authority.

The recommended lighting specification shall use LED's (at 3 lux) with the recommended spectrum being 80% amber and 20% white with a clear view, no UV, a horizontal light spread of less than 70 degrees and a timer. A 3D plan of the illumination level should be supplied so that the Local Planning Authority can assess the potential impact on protected species.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities Act 2006 (Priority Habitats and Species) and Arun Local Plan policy ENV DM5.

- 5 The windows at first floor level within the eastern and western flank elevations shall at all times be glazed with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard and be non-openable below 1.7m above finished floor level. This arrangement shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of the host dwelling and adjoining property in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 6 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).

- 7 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 NPPF.