

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

REF NO: AL/47/26/HH

LOCATION: Tara
Norton Lane
Norton
PO20 3NH

PROPOSAL: Proposed two-storey side extension, two-storey rear extension, single storey rear extension, front porch, new roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
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RELEVANT SITE HISTORY

AL/131/25/HH	Proposed cladding and rendering and alterations to fenestration.	ApproveConditionally 18-02-26
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REPRESENTATIONS

Aldingbourne Parish Council- Objection.

- Objects to the proposal due to conflict with Aldingbourne Neighbourhood Plan Policy H3.
- Considers the proposed development density inappropriate for the location.
- Believes the development would harm the established character and appearance of the area and would not be in keeping with the surrounding locality.
- Raises concerns regarding the biodiversity/ecology survey, noting it was undertaken on 07.11.25 during winter, which is considered an unsuitable time of year for such surveys.

1 letter of support received from nearby occupier, summarized:

- Notes the property has remained largely unchanged for at least 30 years and currently appears tired and untidy.
- Considers the proposed works would modernise and improve the appearance of the dwelling.
- Believes the development would create a desirable family home that is in keeping with the varied housing styles in the lane and would enhance the overall quality of the surrounding area.

COMMENTS ON REPRESENTATIONS

Comments noted and have been addressed in the Conclusions section.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC Drainage Engineers - Objection raised in relation to runoff destination, extreme rainfall and flooding and construction, operation, maintenance, decommissioning and structural integrity .

Comments noted.

POLICY CONTEXT

Outside Built-up Area Boundary.
Lidsey Treatment Catchment Area.
Within an area with potentially high ground water.
Source Protection Zone 2.
Archaeological Notification Areas.
Area of Special Control (Adverts).

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
ENVDM5	ENV DM5 Development and biodiversity

[Aldingbourne Neighbourhood Plan 2019-31 Policy H3](#) Housing Density

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 application site comprises a detached two-storey dwelling located at Tara, Norton Lane, Norton.

Planning permission is sought for the erection of a two-storey side and rear extension, a single-storey rear extension, a new front porch, and associated alterations to the roof.

The proposed two-storey rear extension would be constructed partly over the footprint of the existing conservatory, which would be removed. The rear extension would adjoin the proposed two-storey side extension, creating a wraparound form of development. The two-storey rear extension would measure approximately 9.2m in width and 2.7m in depth. The two-storey side extension would be positioned on the north-eastern flank elevation and would measure approximately 7.7m in depth and 5m in width.

Both two-storey elements would be finished in materials consistent with those previously approved under planning permission AL/131/25/HH, comprising a rendered finish at ground-floor level and fibre-cement weatherboarding at first-floor level. Whilst these materials do not reflect those of the existing dwelling,

they have already been accepted under the extant permission and would therefore be acceptable. The proposal would also introduce a new hipped roof form with a natural slate covering, with a maximum ridge height of approximately 8.3m and an eaves height of approximately 5m.

The north-west (front) elevation would incorporate a ground-floor bay window within the side extension that would reflect the design and proportions of the existing bay window on the principal elevation. At first-floor level, a new casement window would be installed together with two rooflights within the altered roof slope. In addition, the existing first-floor window would be replaced with a casement window to match the proposed fenestration style throughout the dwelling.

The north-east (side) elevation would include a new patio door with an adjacent horizontal window, together with a new opening within the existing wall serving the entrance hall.

The south-east (rear) elevation of the two-storey extension would include three evenly spaced three-pane windows at first-floor level, with additional openings incorporated into the single-storey rear extension at ground-floor level.

As part of the proposal, the existing roof would be removed and replaced with a larger hipped roof form. The ridge height would increase from approximately 7m to 8.3m, representing an increase of approximately 1.3m. The roof covering would be changed to natural slate and the existing chimney stacks, which currently reach an approximate height of 7.8m, would be removed.

Whilst the two-storey rear extension would not be visible from the public realm, the side extension and altered roof form would be visible within the street scene. The proposed development would follow the established architectural style of the dwelling and would create a cohesive and balanced appearance. Although the side extension would be set back approximately 3.5m from the principal elevation, it would not be subservient due to its two-storey scale and the fact that the proposed ridge height would match that of the enlarged roof. Consequently, the proposal would not fully comply with the guidance contained within the Arun Design Guide (ADG), which advises that side extensions should be subordinate in appearance and have a ridge height at least 0.5m lower than the host dwelling.

Notwithstanding this, the dwelling occupies a generous plot and is set back approximately 16m from the front boundary. The surrounding area is characterised by a varied pattern of development, including dwellings of differing scale, form and architectural style. Although the combined extensions and roof alterations would significantly increase the bulk and massing of the dwelling, they would remain proportionate to the size of the plot and would not appear incongruous within the street scene. Furthermore, the proposed development would retain a coherent design approach and would preserve the overall character of the host dwelling. Accordingly, the proposal would be acceptable in visual terms and would be in accordance with Arun Local Plan (ALP) policy D DM1 and D DM4.

The proposed single-storey rear extension would adjoin the two-storey elements, completing the wraparound addition. The extension would measure approximately 1.4m in depth at its narrowest point, increasing to approximately 2.5m in depth at its deepest section. Together with the side extension, the overall width of development across the rear elevation would be approximately 14.3m.

The shallower section of the extension would incorporate a lean-to roof with a maximum height of approximately 3.5m and an eaves height of approximately 2.4m. The deeper element would include a pitched roof form with a maximum height of approximately 3.8m and an eaves height of approximately 2.3m. The external materials would include a render consistent with the remainder of ground-floor proposal.

The south-east elevation of the single-storey extension would contain a four-pane window, bi-folding

doors and a six-pane window.

The single-storey rear extension would not be visible within the street scene. The use of complementary roof forms and materials would ensure that the extension integrates satisfactorily with both the host dwelling and the wider proposal. Furthermore, the extension would project no more than approximately 3.3m beyond the rear building line of the proposed two-storey extension and would therefore be consistent with the general design principles set out within the ADG.

A new front porch is also proposed. The porch would project approximately 1m from the front elevation and would measure approximately 2.6m in width. It would feature an open-sided design with two supporting posts, low rendered side walls and a gabled roof finished in matching natural slate. The existing entrance door would be retained and would continue to be flanked by two narrow glazed side panels.

The porch would be in accordance with the guidance set out in the ADG, due to its sympathetic gabled roof form and limited projection, which is below the recommended maximum depth of 1.5m, would ensure that it remains proportionate to the host dwelling and would integrate well with its character and appearance.

It is noted that Aldingbourne Parish Council has raised concerns regarding overdevelopment of the site related to Aldingbourne Neighbourhood Policy (ANP) H3. These concerns have been carefully considered. Whilst the proposed extensions are substantial in scale, the dwelling occupies a large plot and the proposal would retain adequate spacing around the building together with sufficient private amenity space for existing and future occupiers. In addition, the proposal would retain and reflect the principal architectural characteristics of the dwelling. As such, the development would not result in an overdeveloped appearance when viewed within its site context or the wider locality and would be appropriate to its location in accordance with ANP Policy H3.

Overall, the proposal would not result in any harm to the character or appearance of the dwelling, street scene or wider area, and as such, the proposed development would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

RESIDENTIAL AMENITY

The application site lies within a generous plot and the proposed extensions would maintain sufficient separation distances from neighbouring boundaries, set in approximately 9m from the northern boundary and approximately 21m from the eastern boundary. Given these distances, together with the scale and siting of the development, the proposal would not give rise to any overbearing impacts, loss of outlook, overshadowing or loss of light to neighbouring occupiers.

The roof alterations and two-storey rear extension and would be located approximately 3.5m from the neighbouring dwelling to the south. The neighbouring property is served in part by a garage adjacent to the shared boundary and the site is further separated by established mature vegetation. Given the site context and sufficient separation distance, the proposal would not result in any overbearing or overshadowing impacts upon Tyrone House to the south. Similarly, no harmful impacts would arise to residential properties located to the north.

The proposed side extension, front porch and two rooflights within the roof slope would have a similar outlook to that already provided by the existing front elevation windows. The openings would overlook the site's substantial front garden area and would be located approximately 16m from the front boundary. Consequently, the proposed development would not introduce any harmful overlooking or loss of privacy impacts.

The north-east (side) elevation would contain new openings at ground-floor level only. Given the separation distances to neighbouring properties and the ground-floor sitting of these windows, no overlooking or loss of privacy would occur.

There are no neighbouring residential properties situated to the east (rear) of the site that would be affected by the proposal in terms of overlooking, overshadowing, loss of light or overbearing impacts.

The development would not result in harm to neighbouring amenity, in accordance with ALP policy D DM1, D DM4 and the ADG.

DRAINAGE

The application site lies within Lidsey Wastewater Treatment Catchment Area, where the management of surface water drainage is a consideration in reducing flood risk in the locality.

The proposed development includes a two-storey rear extension and a single-storey rear extension, both of which would be constructed in part over the footprint of the existing conservatory. As such, a proportion of the additional built form would replace existing development on the site rather than result in wholly new coverage of previously undeveloped land.

It is also a material consideration that a development of broadly comparable scale could potentially be implemented under permitted development, with a massing plan submitted in support of this application. There are no planning conditions in place removing those rights. In this regard, single-storey extensions with a combined footprint of approximately 70sqm could be erected without the need for planning permission, albeit in a different form and not adjoining. Significant weight is therefore attributed to this fallback position.

It is acknowledged that the Council's Drainage Engineers have raised an objection to the proposal. However, the additional ground-floor footprint resulting from the development would be approximately 65sqm, which is broadly comparable to the extent of development that could reasonably be achieved under permitted development. In addition, part of this footprint would replace the existing conservatory.

Having regard to the fallback position available to the applicant and the limited difference in drainage impacts between the proposed development and development that could be constructed as permitted development, the proposal would not materially increase the chances of flooding elsewhere in the district. On balance, the proposal is therefore in accordance with ALP policies W DM1 and W DM3.

ECOLOGY

The application site is located within an area identified as having low potential to support roosting bats. In support of the application, a Preliminary Ecological Appraisal (PEA) has been submitted. The appraisal identified that the dwelling offered low potential for crevice-roosting bats, primarily through potential access points beneath the roof coverings. As a result, the report recommended that a Phase 2 bat emergence survey be undertaken.

The recommended emergence survey was subsequently completed and found no evidence of bats emerging from the property. Bat activity within and around the site was recorded as low and no bat roosts were identified within the dwelling.

The submitted ecological assessments have been prepared by a suitably qualified and Chartered Ecologist. The Council is satisfied that the surveys have been undertaken in accordance with recognised ecological methodologies and that the information submitted is proportionate and sufficient to inform the determination of the application.

As such, the proposed development would not result in harm to bats or any other protected species. Furthermore, there is no evidence to indicate that the proposal would result in an unacceptable impact on biodiversity interests, in accordance with ALP policy ENV DM5 and the NPPF.

SUMMARY

The 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, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

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 drawings:

- Block & Location Plans PL05
- Proposed Floor Plans PL03
- Proposed Elevations PL04

- Preliminary Ecological Appraisal November 2025
- Phase 2 Bat Emergence Survey May 2026

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: The application site is located within the Archaeological Notification Areas that indicate the existence, or probable existence, of archaeological heritage assets. The applicant is advised to seek archaeological advice before commencing development to establish whether a Historic Environment Record (HER) search or any further archaeological investigation is required.
- 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 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 National Planning Policy Framework.