

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

REF NO: AW/13/26/HH

LOCATION: 3 Grangefield Way
Aldwick
PO21 4EG

PROPOSAL: Single storey rear extension and conversion of existing detached garage with pitched roof and flat roof link to main dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

AW/96/25/HH	Front, rear and garage extensions including garage and loft conversion, increase in ridge height, front and rear rooflights and new pitched roof to garage.	ApproveConditionally 11-06-25
AW/110/94	Conservatory extension to bungalow	ApproveConditionally 30-09-94

REPRESENTATIONS

Aldwick Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
Within an area with potentially high ground water.

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS**BACKGROUND**

Planning permission was previously granted under reference AW/96/25/HH for front and rear extensions, a loft conversion incorporating rooflights within the roof slope, an extension to the existing garage, and additional alterations to the roof form.

The current proposal represents a reduced scheme when compared with the previous approval. The previously proposed front extension and loft conversion have been omitted, and no rooflights are now proposed within the front roof slope.

DESIGN & VISUAL AMENITY

The application site comprises a detached bungalow located at 3 Grangefield Way, Aldwick.

The application seeks permission for the construction of a single storey rear extension and the conversion of the existing garage into habitable accommodation, which would be linked to the main dwelling. The proposal would include the replacement of the existing flat roof over the garage with a pitched roof form.

The proposed rear extension would extend approximately 23.4m across the full width of the dwelling, including the rear of the existing garage, in line with the existing flank elevations. The depth would be approximately 4.1m to the northern flank and 5.3m to the southern flank. Externally, the extension would be finished in red brick to match the existing dwelling. As part of the proposal, the existing conservatory to the rear would be removed.

The northern section of the extension would feature a pitched roof with a maximum height of approximately 4.5m and an eaves height of 2.5m. The same roof form of the same height would be replicated over the garage extension section located to the southern flank of the host dwelling, representing an increase from the existing garage flat roof height of approximately 3m. The two pitched roof sections would adjoin a central flat roofed element with a maximum height of approximately 4.3m. The pitched roof would be finished in clay tiles, matching the existing dwelling in colour and style.

The rear extension would be linked to the existing garage, infilling the area between the garage and the main dwelling. This linking section would measure approximately 1.3m in width and would have an overall depth of approximately 8.9m, aligning with the rear extension. Two new gates are proposed on either side of the existing garage to provide partial screening of the works from the street view.

The garage would retain a garage door to the front elevation, preserving the original character of the host dwelling when viewed from the street. The addition of the new gates would further assist in maintaining the property's established appearance. Two rooflights are proposed on the southern flank roof slope of the existing garage.

The rear extension would incorporate two glazed patio doors, a large window, and bi-folding doors, providing access to the private rear garden. The flat roof element would include two lantern rooflights. Two new Georgian style windows, to be obscure-glazed, are proposed within the northern (side) elevation of the existing dwelling. All fenestration is proposed as white UPVC to match the existing host dwelling.

A new log burner exhaust flue is also proposed on the rear elevation, within the northern roof slope of the extension to the rear of the existing garage. This would measure approximately 2.1m in height, comparable to the height of the existing chimney stack on the host dwelling. It would not appear unduly prominent and would not result in harm to the established character of the street scene.

The proposed depth of the rear extension would not comply with the guidance set out in the Arun Design Guide (ADG), which states that single storey rear extensions to detached dwellings should not exceed 3.3m in depth. However, the depth would be comparable to the existing conservatory. In addition, the proposal would retain a spacing of 14.6m from the rear boundary, and would preserve sufficient garden space. The extension would not be visible from the street scene and would not appear out of character with the dwelling or surrounding development. On this basis, the deviation from ADG guidance is acceptable in this instance. The use of matching materials would help to integrate the proposed extension and alterations to the garage roof with the host dwelling, and a condition is attached to this planning permission to ensure that the external materials and finishes match the host dwelling. As such, the proposal is in accordance with Arun Local Plan policy D DM4.

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

RESIDENTIAL AMENITY

The garage conversion and extension element of the proposal would be set in approximately 1.1 from the southern side boundary, maintaining the same spacing between the southern side boundary and the existing garage. When assessed against a 45 degree splay line taken from the centre point of the neighbour's rear elevation window, the garage extension would intrude this line, and it is acknowledged that some overshadowing impacts would occur as a result of the proposed alterations to the garage roof and increased depth. However, the existing 1.8m boundary fence and mature vegetation along the boundary would provide screening from the extension, and given the eaves height along the shared southern side boundary, and that the maximum height of this element is set in further from the shared boundary with this neighbour, while a degree of overshadowing may occur, the impacts would not result in demonstrable harm to residential amenity so as to justify the refusal of this application.

To the north (side), the rear extension would be separated from neighbouring dwellings by the public highway. Given this spatial relationship and the single storey scale of the proposal, it would not result in any overbearing or overshadowing impacts on properties to the north.

To the east, the proposal would retain a separation distance of approximately 13.1m from the neighbouring dwelling. This distance would be adequate to ensure that no harmful overbearing or overshadowing impacts would arise.

In relation to privacy, all proposed fenestration within the rear (east) elevation is at ground floor level. Owing to the ground floor positioning of these openings, together with the separation maintained from neighbouring properties, the proposal would not result in any overlooking to the rear. The two new side facing windows proposed within the northern (side) elevation would be obscure-glazed, further separated by the public highway. Therefore, there would be no overlooking impacts.

Rooflights are proposed on the southern roof slope of the existing garage. As the garage would not contain any loft accommodation and would incorporate a vaulted ceiling, these rooflights would not afford views toward the neighbouring property as they would be located at high level. This arrangement prevents potential overlooking of the neighbour to the south.

Whilst the proposed development would result in limited overshadowing effects, the proposal would not result in demonstrable harm to neighbouring amenity so as to justify the refusal of planning permission in this regard. The proposed development is in accordance with Arun Local Plan policies D DM1 and D DM4 and the Arun Design Guide.

PARKING

The application site is located within Parking Zone 2 and as per the Arun Parking Standards (APS), 4 bedroom dwellings are required to provide 3 parking spaces. The loss of garage into habitable space would be acceptable in this instance as the private driveway provides sufficient space to accommodate at least two vehicles, and additional on-street parking opportunities exist within the vicinity, including nearby parking laybys. Given this availability, the shortfall in on-site parking provision relative to the APS would be acceptable in this instance and would not result in harm to highway safety or parking capacity in the local area.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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 drawings:

 - Location and Block Plan E001
 - Proposed Site Plan P001
 - Proposed Floor Plan P002
 - Proposed Roof Plan P003
 - Proposed Elevations P004
 - Proposed Materials P005
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 tiled roofs of the extensions hereby permitted shall match in colour and texture those of the existing building.

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