

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

REF NO: AW/1/25/HH

LOCATION: 27 Aldwick Avenue  
Aldwick  
PO21 3AQ

PROPOSAL: Part single, part two storey side and rear extensions, conversion of garage to habitable use, hip to mansard roof extension with dormers, and alterations to fenestrations.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**REPRESENTATIONS**

Aldwick Parish Council - No objection.

5 objections from nearby occupiers, key points summarised below:

- The plan is to convert the garage into accommodation and this will create limited parking on the property.
- Aldwick Avenue is already congested with on road parking, especially where there are often children playing on the verges. The addition of extra vehicles on the road will make this more hazardous.
- This is a Private Road. Owners are encouraged to Park "off Road."
- No 27 might be used as an Airbnb at various times, and parking for at least five cars could be required. ( 5 large bedrooms, with 3 en-suite and room to expand) Bearing in mind that the double garage has been changed to a Study, Plant room, Wine Store and Cinema, the plans do not indicate off road parking availability.

Comments noted and will be addressed in the conclusions section.

**CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

Within an area with potentially high groundwater levels.  
Pagham Harbour Zone B.  
Tree Preservation Order (TPO REF - 3/1/93 (TPO2)).  
Within Built-Up Area Boundary.

**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)

TSP1 T SP1 Transport and Development

ENVDM4 ENV DM4 Protection of trees

**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 is a detached dwelling on Aldwick Avenue. The application seeks planning permission for the construction of part single, part two storey side and rear extensions, conversion of garage to habitable use, hip to mansard roof extension with dormers, and alterations to fenestrations. The majority of the works would be visible from the street scene. The works would add significant bulk to the dwelling, especially to the rear (south) and roof of the property.

Two single storey rear extensions are proposed. The single storey rear extension proposed to the south western aspect of the rear elevation of the dwelling would have a depth of 6.4m and a width of 6.2m. The extension would have a height of approx. 3m. This extension would have a flat roof form and the materials for the walls would match the dwelling.

Following the demolition of the sunroom and washroom to the south eastern elevation, a single storey rear extension is proposed. The extension would have a depth of 6.6m and a width of 6.4m. The extension would have a height of approx. 3m. This extension would have a flat roof form and the materials for the walls would match the dwelling.

The rear garden would maintain a depth of 43m from the rear extensions to the rear boundary of the application site. The Arun Design Guide (ADG) states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. Rear extensions which project up to 3.3m are acceptable. Whilst both of the rear extensions would exceed the guidance depth outlined within the ADG, the extensions would be acceptable in this instance given that they would be single storey in nature and that the resultant amenity space to the rear would retain a significant depth to the boundary fence.

The hip to mansard roof conversion of the main roof would increase habitable space at first floor level. The proposed extension would retain the original roof ridge height and would increase the width of the roof ridge line over the existing single storey built form, incorporating the first floor side extension. The roof would feature three sun tubes. The conversion of roof from hip to mansard would alter the roofscape of the dwelling significantly adding bulk to it. The dwellings within the street scene of Aldwick Avenue have a varying ridge heights and roof forms, and the roof works proposed to the dwelling would not appear out of character within the street scene and are acceptable.

To the front (north) elevation, a pitched roof projection would adjoin the proposed mansard roof. This roof extension would mirror the existing pitched roof extension. The roof extension would integrate well with the existing dwelling and the visual impact is overall acceptable.

The two front dormers would be inserted within the front roof slope of the property and would be visible from the street scene. The existing dwelling features two small front dormers and the proposed front dormers would be proportionately positioned within the front roof slope, measuring approx. 2.8m wide x 3.3m deep x 2.9 m high. The dormers would respect the original roof ridge height and would maintain a symmetric appearance overall. The walls of the front dormers are to have composite cladding, and the roofs are to be clad with roof tiles to match existing dwelling. The windows are to be of uPVC. Part M of ADG requires front dormers to be centrally located and to not damage the original character and appearance of the building and its surrounding area, incorporating pitched roof in most cases. Whilst the front dormers would alter the original character of the property, the dwelling currently feature two small front dormers and the addition of two larger front dormers in place of these smaller dormers would not appear out of keeping with the original dwelling and therefore, the front dormers are acceptable.

The existing detached garage is located to the eastern side of the main dwelling. The garage is to the side of property, fronting the highway, and is visible on the street scene. The proposed conversion of the garage into habitable space would include the insertion of windows in the northern and eastern elevations. The garage door to the front elevation is to be replaced by two windows. The walls would be rendered to match existing dwelling, and the fenestration would be of uPVC and is acceptable.

It is noted that objections have been received from nearby occupiers in relation to the use of the building. The existing plans indicate that the host dwelling currently contains five bedrooms, and the proposed dwelling would also contain five bedrooms, albeit they would all be located at first floor level and most would have en suite bathrooms. Whilst it is noted that the scale of accommodation would be increased, the proposal seeks planning permission for the construction of extensions to a dwellinghouse, and not for any change of use. Therefore, in the event that a change of use did occur, this would not benefit from planning permission if it is required.

Overall, the proposed development would result in an increase to the footprint of the host dwelling, however, this would be isolated to the rear. The alterations to the roof of the dwelling would alter the character of the dwelling in terms of its scale and massing, however the proposed roof extensions would extend over the existing built form and given the varied character of the street scene, the roof works are acceptable. The proposal is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP).

### NEIGHBOURING RESIDENTIAL AMENITY

The Arun Design Guide states 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.

The proposed single storey rear extensions would not extend beyond the existing rear elevations of neighbouring properties, and as such, the proposed rear extensions would not appear overbearing or result in overshadowing to neighbouring properties.

The proposed roof extensions and first floor side extension would increase the eaves height of the host dwelling adjacent to the side boundaries. Notwithstanding this, the neighbour to the west, number 29 Aldwick Avenue, is set in from the shared boundary with the application site, and given the spacing retained between the built form and this neighbour, the proposed roof extensions would not appear overbearing or result in overshadowing to this neighbour.

The first floor side extension would extend the built form at first floor level closer to the neighbour to the east, number 23 Aldwick Avenue. Notwithstanding this, the eaves height of the dwelling would measure approximately 5.2m, 0.4m less than the existing pitched roof garage of which it would extend over. As such, whilst the bulk and massing of the host dwelling would extend closer to this neighbour at first floor

level, given that the extension would extend over an existing garage which has a greater height, and the existing site circumstances, the proposed side and roof extensions would not result in significantly greater overbearing or overshadowing impacts to the neighbour to the east when compared with the existing situation.

The introduction of new windows at first floor level would provide views across the front and rear of the application site, however the views obtained from the new fenestration would not be dissimilar to those already available from the existing fenestration. It is noted that fenestration is proposed at first floor level within the flank elevations serving bathrooms and a dressing room. Given the proximity of these windows to neighbouring properties, it is reasonable to attach a condition to this planning permission to require these windows to be fitted with purpose made obscure glazing and non-openable below 1.7m above internal floor level, to avoid unacceptable overlooking from occurring.

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

### **PARKING**

The Parking SPD outlines that garages should measure 3m x 6m to accommodate a vehicle. The garage measures approx. 8m x 5.5m and is able to accommodate one parking space. The application site is located within Parking Zone 4 and as per the Arun Parking Standards, the dwelling both as existing and proposed is required to provide two parking spaces.

The existing driveway can accommodate one parking space. Notwithstanding this, the current application is accompanied by a Parking Plan, indicating works to the application site frontage to accommodate additional parking to serve the host dwelling, given that the space within the existing garage would be lost as a result of the proposed development. Therefore, a condition will be attached to this planning permission to require the additional parking as shown on the proposed parking plan to be laid out and made available to residents and visitors of the application site, prior to first occupation of the extensions permitted.

### **TREES**

The property is covered by Tree Preservation Order (TPO) Bognor No.2.

No trees of amenity are shown to be lost as a result of the proposed works. Additionally, no trees on site are covered under the Tree Preservation Order (TPO) Bognor No.2. and the proposed works are acceptable. The proposal is therefore, shown to be in accordance with policy ENV DM4 of the Arun Local Plan.

### **ECOLOGY**

A Preliminary Roost Assessment Report (PRA) has been submitted as part of the application. As part of the assessment, an internal and external examination noted Potential Roosting Features (PRFs) in the form of cracked roof tiles however, no known evidence of bats was seen within the void space. The building was assessed as holding low suitability for roosting bats. The surrounding habitat overall has been classified as having low suitability for foraging or commuting bats due to the predominance of urban development, limited vegetative cover, and minimal connectivity to high-quality habitats.

Overall, the buildings void spaces, including the roof void, were inspected and found to be clean and cobwebbed, with no evidence of bat activity (e.g., droppings, staining, or feeding remains). Based on the observed features and lack of evidence, the property has been assessed as having low suitability for roosting bats. A pre-commencement condition was suggested as part of the report submitted. However, given that the site has no evidence of bat activity and that the building was assessed as holding low suitability for roosting bats, a suitably worded informative to advise the applicant on what action should

be taken should bats be discovered during the works will be added to ensure that the proposed works are in accordance with Arun Local Plan policy ENV DM5.

#### **SUMMARY**

The development is in accordance with relevant development plan policies and as such 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**

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 Parking.  
Proposed Ground Floor Plan 2024/151 Sheet 4.  
Proposed Plans 2024/151 Sheet 5.

Proposed Elevations 2024/151 Sheet 6.

Site Plans 2024/151 Sheet 7.

Biodiversity Enhancement Statement (received - 20/01/2025).

Preliminary Root Assessment Report (received - 29/01/2025).

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 Prior to first occupation of the extensions hereby permitted, the proposed parking area as shown on drawing named - 'Proposed Parking', shall be laid out and made available for occupants and visitors to the site.

Reason: For the avoidance of doubt and in the interests of amenity in accordance with Arun Local Plan policy T SP1.

- 4 The first floor windows on the side elevations of the host dwelling 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: In the interests of the amenities of the occupants of nearby properties in accordance with Arun Local Plan policies D DM1 and D DM4.

- 5 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).

- 6 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.

- 7 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.