

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

REF NO: AW/201/25/HH

LOCATION: Victory  
12 Selwyn Close  
Aldwick  
PO21 5RT

PROPOSAL: Single storey rear extension with steps, side extension to garage and alterations to front porch and fenestration.

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

<b>RELEVANT SITE HISTORY</b>
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AW/2/99/	Extension to garage to form hobbies and utility room	ApproveConditionally 12-03-99
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<b>REPRESENTATIONS</b>
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Aldwick Parish Council - An objection has been raised on the grounds that the ownership of the garage does not appear to be in sole ownership.

No representations were received from nearby occupiers.

**Comments on Representations**

The applicant's agent has confirmed that the garage is entirely within the applicant's ownership. Aldwick Parish Council has been contacted to clarify their concerns and invited to provide further comments or consider withdrawing their objection. At the time of writing, no additional response has been received.

**CONSULTATION RESPONSES RECEIVED:**

None.

<b>POLICY CONTEXT</b>
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Built-Up Area Boundary.  
Within an area with potentially high groundwater levels.

**DEVELOPMENT PLAN POLICIES**

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

DDM1 D DM1 Aspects of form and design quality

DDM4 D DM4 Extensions&amp;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****DESIGN & VISUAL AMENITY**

The application site comprises a detached bungalow located at 12 Selwyn Close, Aldwick.

The proposal involves the construction of a single storey rear extension with steps to the rear elevation of the dwelling to provide access. The existing rear conservatory is to be demolished. Additional works include the extension of the existing garage and alterations to the front porch and fenestration.

The proposed rear extension would measure approximately 3m in depth and it would span the full width of the dwelling, resulting in an overall width of approximately 15.6m. It would have a maximum height of 3.7m and an eaves height of 2.5m. The extension would feature a pitched roof with a crown roof section. Roof tiles and external brickwork would match the existing materials, ensuring visual integration with the host dwelling.

Fenestration to the rear elevation would include a roof light within the flat roof section serving the ground floor, two sets of patio doors (one flanked by small windows), a three-panel window, and a two-panel window. Shallow steps are proposed leading from the patio doors to the garden. These elements would be consistent with the existing dwelling and would be acceptable in terms of design and appearance.

The proposed depth of the rear extension would comply with the guidance set out in the Arun Design Guide, which states that single storey rear extensions should not exceed 3.3 metres in depth. The overall scale and massing of the extension is proportionate to the host dwelling and would remain visually subservient.

The existing garage measures approximately 2.9m in width and 5.2m in depth. The proposal seeks to extend the existing garage to the side by approximately 1.5m, towards the host dwelling. The maximum height of the garage would remain at approximately 2.5m. An internal door is proposed at the rear of the garage to provide access to the garden. The garage would feature a flat felt roof and brickwork would match the existing.

Although the garage extension would not be set back from the principal elevation of the host dwelling, contrary to Section M of the Arun Design Guide, this minor deviation would not result in harm to the character or visual appearance of the property. This is due to the existing garage already being aligned with the front elevation, thus this would not be altered when compared with the existing situation.

Alterations to the front porch and fenestration would be visible from the street scene but are minimal and consistent with the existing design. These changes are acceptable.

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 policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

#### **RESIDENTIAL AMENITY**

The proposed rear extension would be set approximately 8.3m from the south eastern side boundary and 3.5m from the north western side boundary, maintaining a suitable separation distance from neighbouring properties. The extension would comply with the 45-degree rule and would not result in any overshadowing, or overbearing impact on adjacent dwellings.

The proposal would not fully comply with the Arun Design Guide in terms of garden amenity space, with a remaining depth of approximately 9.4m. However, the sitting of the extension and the absence of any neighbouring dwellings to the rear (north-east) mitigate potential impacts. As such, the departure from the guidance is acceptable in this instance.

The proposed side extension, located to the south-western flank of the dwelling, would extend the existing garage. Given its siting, modest scale, and the presence of the existing structure, the extension would not result in any harm to the amenity of the neighbouring property in terms of overbearing, overshadowing, or overlooking.

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

#### **PARKING**

The existing garage measures approximately 2.9m in width and 5m in depth and is capable of accommodating a vehicle. The proposed extension would enhance on-site parking provision and would comply with the parking requirements set out in the Arun Parking Standards. The proposal is therefore acceptable in this regard.

#### **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**

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:

- Proposed Floor Plan, Block Plan and Elevations P01a
- Proposed Roof Plan, Location Plan and Elevations P02

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:** 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.