

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

REF NO: AW/243/25/HH

LOCATION: 226 Manor Way  
Aldwick  
PO21 4HS

PROPOSAL: Demolition of existing single detached garage and construction of new utility/pool room and new single side garage. This application may affect the character and appearance of the Aldwick Bay Conservation Area.

<b>SITE AND SURROUNDINGS</b>
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DESCRIPTION OF APPLICATION	As above.
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<b>RELEVANT SITE HISTORY</b>
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AW/35/25/HH	Demolition of existing single detached garage and construction of new single storey side utility extension and new single side integral garage. (This application may affect the character and appearance of the Aldwick Bay Conservation Area).	ApproveConditionally 03-04-25
AW/245/16/HH	Timber garden studio. This application affects the character and appearance of Aldwick Bay Conservation Area	ApproveConditionally 18-10-16

<b>REPRESENTATIONS</b>
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Aldwick Parish Council- No objection

Arun Conservation Area Advisory Panel - No objection.

No representations received from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

<b>POLICY CONTEXT</b>
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Within an area with potentially high groundwater levels.  
Aldwick Bay Conservation Area.

Tree Preservation Order.  
Pagham Harbour Zone B.

## 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)
HERDM3	HER DM3 Conservation Areas

## 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 AND VISUAL AMENITY

The application site comprises a detached dwelling located on Manor Way within the Aldwick Bay Conservation Area. The proposal includes the construction of a side garage extension to the western flank of the dwelling, which would be visible from the street scene, and a utility/pool room within the rear garden, replacing the existing garage. The latter would not be visible from the public realm.

The proposed side garage extension would measure approximately 3.8m in width and 5.3m in depth (externally), with a maximum height of 3.9m and an eaves height of 2.8m. It would incorporate a garage door to the front elevation and a standard door providing access to the rear, with no other fenestration proposed. The design includes a false pitched roof consistent with the existing dwelling, and the eaves height would align with the host dwelling, ensuring the structure would remain visually subservient. The external materials would match those of the existing dwelling, helping the extension to integrate with the host dwelling, in accordance with policy D DM4 of the Arun Local Plan.

The garage would be set back approximately 0.4m from the front elevation. Although the garage would be minimally set back from the front elevation of the host dwelling, contrary to Section M of the Arun Design Guide (ADG), this minor deviation would not result in harm to the character or visual appearance of the property. The garage would also be set in 1m from the neighbouring boundary, maintaining spacing around the host dwelling.

The proposed detached pool room would measure 4.5m in width and 6.5m in depth, consistent with the footprint of the existing structure. It would feature a flat roof with a maximum height of approximately 2.9m, extending beyond the footprint of the pool room by approximately 2m to form a canopy supported by oak timber posts. External finishes would comprise off-white Cedral cladding, matching the proposed side garage extension and host dwelling. Fenestration would include a front door flanked by a small window, a window on the eastern flank elevation, and patio doors to the rear (north) elevation, all in white uPVC.

The outbuilding would be set in from the western side boundary by 1m, which is in accordance with the ADG. Given its scale, siting, and design of the outbuilding, it would remain visually subservient to the host dwelling in accordance with policy D DM4 of the Arun Local Plan.

In summary, the proposal would not result in harm to the visual amenity of the host dwelling and the proposal is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

#### **RESIDENTIAL AMENITY**

The garage would be positioned to the western flank of the host dwelling, and it would not result in any harm to any neighbouring properties. The adjacent dwelling to the west features a similar garage in close proximity to the shared boundary, and the proposed structure would not result in overshadowing or overbearing impacts to the neighbour to the west.

The outbuilding would replace an existing structure within the rear garden and maintain a 1m separation from the western boundary. Proposed fenestration on the side (east) and rear (north) elevations would face the private garden, which retains a depth of approximately 18.5m, in accordance with ADG standards.

Due to its siting, scale, and the presence of an existing structure, the proposed pool room would not result in harm to neighbouring amenity in terms of overbearing, overshadowing, or overlooking.

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

#### **HERITAGE**

The property at 226 Manor Way lies within the Aldwick Bay Conservation Area, characterised by low-density, well-landscaped plots and traditional-style detached dwellings. The area retains a distinct seaside garden suburb character, with properties featuring traditional materials, hipped and gabled roof forms, and carefully designed boundary treatments.

Paragraph 207 of the NPPF (2024) requires applicants to describe the significance of heritage assets affected by development. The applicant has submitted a design and access statement, including a heritage assessment, which adequately addresses this requirement.

The proposals would be of a design and scale which would preserve the appearance of conservation area in accordance with policy HER DM3 of the Arun Local Plan, and the NPPF. The development would not result in harm to the significance of the heritage assets.

#### **TREES**

The site falls within the TPO Bognor No.2 zone. However, no works to existing trees are proposed, and none would be affected by the development.

#### **PARKING**

The application site is located within Parking Zone 2 and, in accordance with the Arun Parking Standards, the dwelling is required to provide two parking spaces. It is noted that the proposed garage would not meet the best practice minimum internal dimensions for garages. The ADG states that garages should measure at least 6m by 3m internally to qualify as a parking space.

Notwithstanding this, sufficient parking is available within the forecourt of the property to accommodate at least two vehicles. The proposal would therefore comply with the parking requirements set out in the Arun Parking Standards.

#### **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 drawings and documents:

- Location Plan, Block Plan and Floor Plans
- Elevations
- Utility and Pool Room Plans
- Garage Elevations and Roof Plan
- Heritage Statement
- Design and Access 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 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.