

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

REF NO: AW/249/25/HH

LOCATION: 43 Leonora Drive  
Pagham  
PO21 3NH

PROPOSAL: Single storey rear extension, cladding to some external walls and changes to fenestration.

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

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

No representations from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

Comments noted.

**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)

**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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<b>CONCLUSIONS</b>
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**DESIGN AND VISUAL AMENITY**

The site includes a detached bungalow and generous rear garden. The proposal is for a single storey rear extension, cladding to some external walls and minor changes to the fenestration arrangement.

The proposed rear extension would have a flat roof with an eaves height of 3.05m, a depth of 6.35m and a width of 4.65m. It should be noted that the proposed extension would exceed the width of the existing conservatory by 0.6m, would extend 0.1m less from the rear wall of the dwellinghouse and would be lesser in height by 0.2m. The rear extension would have patio doors and a window on the north

elevation. There would also be a rooflight and a window on the rear (west) elevation. The proposal would be better integrated, both in design and material palette, than the existing conservatory and would constitute a more logical extension of the property. The Arun Design Guide (ADG) advised that rear extensions should not project further than 3.3m. While this proposal would exceed this guidance, the extension would not be harmful to visual amenity and character.

The application proposes amendments to and additional fenestration separate to the rear extension. It is proposed to raise the sill level of windows serving bedroom 1 and the kitchen, as well as reducing the width of the window serving the toilet. It is proposed to enlarge the window serving the dining area and remove the window serving the kitchen on the south elevation. On the east elevation, it is proposed to replace the window serving the ensuite and replace the door which previously served the kitchen with a full-length obscure-glazed window. The minor changes to fenestration are acceptable in both in design and scale.

Grey composite boarding is proposed on the front gable projection, rear extension and gable ends above ground floor level. This would be darker in contrast with the existing white UPVC boarding. Properties on Leonora Drive make use of cladding in various colours. The grey boarding would integrate well with the street scene and would not detract from the character and appearance of the locality. The proposed cladding is therefore in accordance with Arun Local Plan (ALP) policy D DM1 and D DM4.

#### NEIGHBOURING RESIDENTIAL AMENITY

The height of the extension would be less than the existing conservatory and a spacing of 1.1m would be maintained to the southern side boundary. The neighbouring property to the south has a double garage which is constructed close to the shared boundary with the application site. The proposed rear extension would not extend beyond the existing neighbouring garage. As such, the proposed rear extension would not result in overshadowing or overbearing impacts to the neighbour to the south.

As the proposal would replace a conservatory, there would be no additional overlooking at the rear of the property. The enlarged window on the south elevation would not affect the residential amenity of 45 Leonora Drive, owing to the proximity and massing of the garage of this neighbour. The proposal is acceptable in terms of neighbouring amenity, in accordance with policy D DM4 of the Arun Local Plan.

#### SUMMARY

The proposed development is in accordance with relevant development plan policies and as such is recommended for approval subject to the following conditions.

<b>HUMAN RIGHTS ACT</b>
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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.

<b>DUTY UNDER THE EQUALITIES ACT 2010</b>
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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.

<b>CIL DETAILS</b>
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This application is not CIL liable.

<b>RECOMMENDATION</b>
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**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:  
  
Proposed drawing - floor plan, elevations and location plan P01.  
Proposed drawing - roof plan, elevations and block plan P02.  
Biodiversity Enhancement 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 NPPF.