

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

REF NO: AW/283/25/HH

LOCATION: 135 Nyetimber Lane  
Aldwick  
PO21 3HP

PROPOSAL: Two storey rear chalet extension with three dormer projections.

<b>SITE AND SURROUNDINGS</b>
------------------------------

DESCRIPTION OF APPLICATION As above.

<b>REPRESENTATIONS</b>
------------------------

Aldwick Parish Council - No objection.

No representations received from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

<b>POLICY CONTEXT</b>
-----------------------

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

<b>CONCLUSIONS</b>
--------------------

**DESIGN AND VISUAL AMENITY**

The site is a detached chalet bungalow located at 135 Nyetimber Lane. This application seeks planning permission for the construction of a two-storey rear extension with three dormer projections.

REPORT\_1011(ODB)

The proposed development is sited within a residential area with a wide variety of detached chalet style bungalows of varying height and bulk. The proposed design would not be subservient to the host dwelling however there is variation within the wider street scene in terms of loft and roof alterations to achieve habitable accommodation at first floor level, and therefore the proposal would be in keeping with the established varying character of the area and mixed street scene of front and rear dormers.

The proposed rear extension would have a depth of 4.5m, extending across the main rear elevation of the host dwelling, in line with the existing flank elevations (excluding the existing garage). The Arun Design Guide (ADG) outlines that single storey rear extensions to detached dwellings should not exceed a guidance depth of 3.3m. It is noted that the proposed rear extension would exceed the guidance depth outlined within the ADG, however the application site would retain a rear garden with a depth of approximately 34.5m, and the proposal would extend significantly beyond the existing rear elevations of neighbouring properties at ground floor level. As such, the proposed rear extension is acceptable in terms of its depth.

The roof of the rear extension would extend rearwards inclusive of the rear extension creating a crown roof that would have a maximum ridge height of approximately 6.5m and an eaves height of approximately 2.4m. The proposed two-storey rear extension would include the construction of three dormer projections that would each have a width of approximately 2.5m and a depth of approximately 3m. Each dormer would have a pitched roof height of 2.8m and an eaves height of 1.4m. The proposed rear dormers would be finished with white Marley Cedral cement board cladding and roof tiles to match the existing. It is acknowledged that the proposed rear extension and dormer projections would not be a subservient addition to the host dwelling, thus would not strictly accord with Arun Local Plan policy D DM4, and would significantly increase the bulk and massing of the dwelling at roof level. Notwithstanding this, the design and articulation of the proposal would reflect the existing character of the host dwelling, albeit of an increased bulk. Furthermore, several neighbouring dwellings have implemented substantial dormer extensions, and as such, the proposed increase in bulk and massing of the roof of the dwelling would not appear at odds with the wider context of the locality.

The proposed development would be finished at ground floor level with colourwash render to match the existing and the roof would be finished in tiles and felt to match the existing.

The proposed fenestration on the rear (east) elevation at ground floor level would be a reduction to a four-leaf bi-fold door and a three-casement window. At first floor level there would be an increase of fenestration within the rear dormers and one additional window is proposed within the northern flank of the host dwelling, serving a bathroom. All fenestration would be finished with UPVC windows and aluminium to match the existing and would be proportionate in scale.

The use of matching materials would ensure the proposed two-storey rear extension with three dormer projections integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan (ALP) policies D DM1 and the Arun Design Guide (ADG).

Given the size and bulk of neighbouring dwellings, the development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the host dwelling, street scene, or wider area, with the overall ridge height remaining in keeping with adjacent and surrounding properties. The proposal would therefore be considered to be in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

#### NEIGHBOURING RESIDENTIAL AMENITY

The proposal would be set back from the rear (eastern) boundary by approximately 34.5m, from the neighbouring side (northern) boundary by approximately 3m, and from the neighbouring side (southern)

boundary by approximately 0.95m.

It is noted that the proposal would not be in accordance with Part M of the ADG for separation distances on the southern side boundary. Notwithstanding this, it is noted that the proposed extension would not significantly extend beyond the existing rear elevation of this neighbour at ground floor level. In addition, the proposal would not intrude a 45 degree splay line when taken from the centre of the closest rear windows at ground and first floor levels of this neighbour. Therefore, the proposal would not result in significant overbearing or overshadowing impacts to the neighbour to the south.

The neighbour to the north has an existing single storey extension to the rear, and the proposed rear extension would extend beyond the existing rear elevation of this neighbour. Notwithstanding this, the proposed extension would be set in 3m from the shared boundary with this neighbour, and it would not intrude a 45 degree splay line when taken from the centre point of the closest rear windows of this neighbour. As such, the proposed extension would not result in significant overbearing or overshadowing impacts to this neighbour.

Fenestration would be a minimal increase of existing and would retain an outlook of the rear amenity serving the host dwelling, therefore the proposed two-storey rear extension with three dormer projections would not result in loss of privacy or overlooking to the neighbouring dwellings. An additional window is proposed within the northern flank of the dwelling at first floor level. The window would serve a bathroom and it is noted that the submitted plans indicate that the window would be obscurely glazed and non-openable below 1.7m above the internal floor level of the room which it would serve. A condition is attached to this consent to require this window to be installed in this condition and maintained in this condition thereafter to avoid unacceptable overlooking from occurring.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

#### SUMMARY

The proposed development is in accordance with relevant development plan policies and 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 plans:

- Location and Block Plans, Proposed Ground Floor Plan 1 of 4.
- Proposed First Floor Plan and Elevations Sheet 2 of 4.

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 window at first floor level in the northern flank elevation of the building serving the bathroom shall at all times be and remain glazed entirely with obscure glass and non-openable below 1.7m above the internal floor level of the room of which it serves. The window will be maintained in such condition 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.

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 NPPF.