



PLANNING STATEMENT

Two-storey extension

Dec 2025

No.9 Tinghall, Aldwick Fields

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1 INTRODUCTION

- 1.1 This application relates to the end terrace property No.9 Tinghall, Aldwick Fields.
- 1.2 The application proposes erection of a typical 2 storey extension to the dwelling.
- 1.3 The design is to match the existing and the proposal would be a natural and obvious extension.
- 1.4 The extension would be well contained within the site, where there are no immediate neighbours to the side of the extension.
- 1.5 There would be no impacts on neighbouring amenity.
- 1.6 It is clearly demonstrated herein that the application is fully compliant with local and national policy and should be approved accordingly.

2 RELEVANT POLICY AND LEGISLATION

POLICY

2.1 The following local and national polices are relevant to this application.

Arun Local Plan 2011-2031 (2018)

2.2 The following policies from the Arun Local Plan are relevant:

- D DM1 Aspects of form and design quality;
- D DM4 Extensions and alterations to existing buildings;
- D SP1 Design;
- SPD13 Arun District Design Guide (SPD) (2021).

2.3 The following additional planning- related documents are relevant:

National Planning Policy Framework (NPPF)

3 SITE CONTEXT

3.1 The application site is 9 Tinghall, Aldwick Felds.

3.2 The area is predominantly residential. The street has a predominantly residential character, with a typical suburban and modern form.



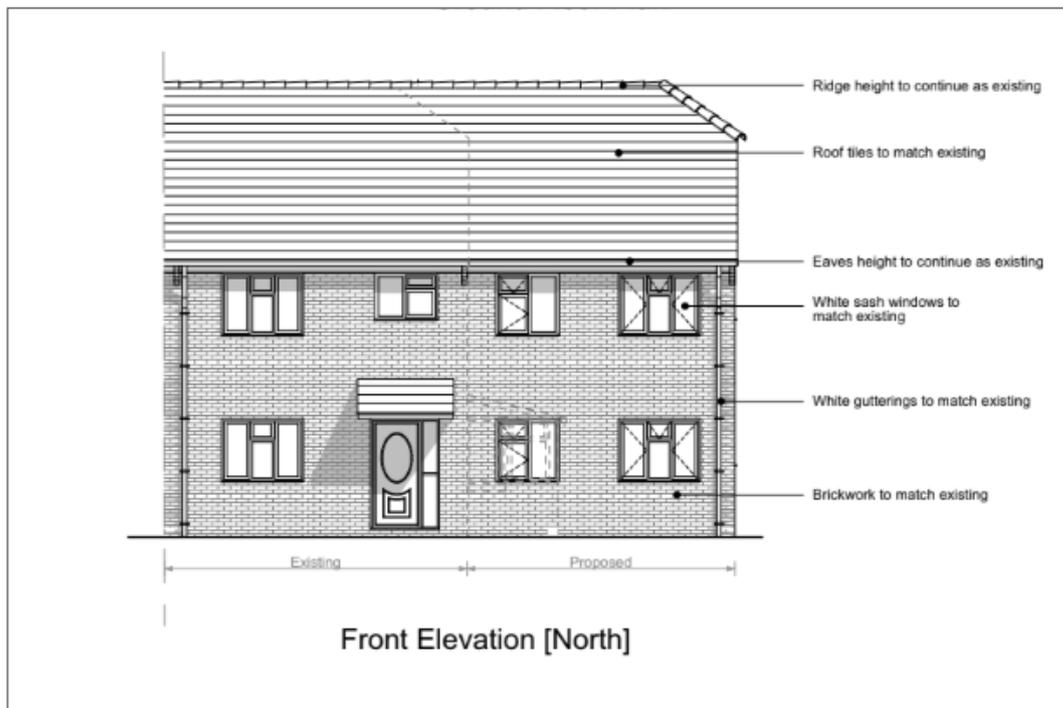
Above: Site location plan

4 PLANNING HISTORY

4.1 There is no relevant planning history

5 DESCRIPTION OF THE PROPOSAL

The application proposes a simple 2 storey extension. Please refer to the full scaled drawings submitted with this application.



Above: Proposed side extension

6 ASSESSMENT OF THE PROPOSAL

PLANNING CONSIDERATIONS

6.1 In this instance, the main planning considerations are:

- Principle of development;
- Visual impact on locality;
- Impact on neighbouring amenity.

PRINCIPLE OF DEVELOPMENT

6.2 The general principle of an extension to an existing dwelling should be acceptable from the outset. Further, the extension would be built to the side on a site that can comfortably accommodate the extension.

6.3 Moreover, the proposal serves to achieve efficient use of the site, in accordance with objectives identified within the Arun Local Plan. Relevant policy includes D DM1 and D DM4, which require proposals to make efficient use of land and ensure that extensions are appropriately scaled, well-related to the host dwelling, and do not result in unacceptable impacts.

VISUAL IMPACT ON LOCALITY

- 6.4 The relevant policy for assessing design and visual impact is D DM1 ‘Aspects of form and design quality’ which requires that proposals reflect the character of the site and surrounding area, including in terms of *‘scale, massing, aspect, siting, layout, density, building materials’*.
- 6.5 The proposed design is a straightforward and rational solution for this form of development. There would not be any merit in seeking a bold or intricate design.
- 6.6 The extension would be to the side, and remain discrete on the streetscene. When observed within select private rear views, the extension would appear appropriately scaled and proportioned.
- 6.7 The understated design would not conflict or distract from the surrounding built form.
- 6.8 Thus, there would be no detrimental visual impact to the locality.

IMPACT ON NEIGHBOURING AMENITY

- 6.9 D DM1 and D DM4 provide the relevant policy context for assessing impacts on neighbouring amenity.
- 6.10 D DM1 ‘Impact’ provides the relevant policy context for assessing impacts on neighbouring amenity. The policy requires that proposals *‘have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance’*.
- 6.11 Owing to the design, scale and form, and having regard to separation distances and orientation, there would be no detrimental impact.

7 CONCLUSION

- 7.1 In summary the proposal would achieve the following:
 - Cause no visual harm to the locality;
 - Cause no harm to neighbouring amenity;
 - Represent a suitable sustainable development, well contained within the site;
 - Be in full accordance with the NPPF
- 7.2 Accordingly, we respectfully urge the LPA to issue planning permission without delay.
- 7.3 In the spirit of Paragraph 39 of the NPPF, should the LPA wish to discuss any aspects of the proposal, please contact the agent directly at info@cmkplanning.com and we shall endeavour to respond within 2 working days.

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