

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

REF NO: AW/2/26/HH

LOCATION: 17A Fernhurst Gardens  
Aldwick  
PO21 4BA

PROPOSAL: Proposed side dormers and single storey extension.

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

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

No representations were received from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

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| <b>POLICY CONTEXT</b> |
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Built-Up Area Boundary.  
Tree Preservation Order.  
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&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                   |

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

The application site comprises a detached two storey dwelling located at 17A Fernhurst Gardens,

Aldwick.

The proposal seeks planning permission for the erection of a single storey side extension and the installation of two side facing dormers.

The proposed side extension would be set back approximately 7.7m from the front elevation. When viewed from the street, the extension would have a width of approximately 1.4m, widening to around 2.4m towards the rear. The extension would be constructed in brick to match the existing dwelling, ensuring visual integration with the host building in accordance with the Arun Design Guide (ADG). The extension would feature a flat roof design with a maximum height of approximately 2.8m and would incorporate a window consistent in style with the existing fenestration within the front elevation, along with a patio door providing access to the private garden to the southern flank of the extension. As such, the proposed side extension would not result in harm to visual amenity and therefore is in accordance with Arun Local Plan policy D DM4 and the ADG.

A dormer is proposed within the southern flank roof slope. The dormer would measure approximately 3.7m in width and 2.9m in depth, with a flat roof form and a maximum height of 2.5m. The dormer would be finished in materials to match the existing roof, ensuring visual integration with the host dwelling in accordance with the Arun Design Guide (ADG). It would incorporate one three-pane window in a style consistent with the existing fenestration and would serve the proposed bedroom.

A larger dormer is proposed within the northern flank roof slope. This dormer would measure approximately 11.5m in width and 2.9m in depth, adopting the same flat roofed design approach as the smaller southern dormer. Matching materials are proposed, ensuring continuity with the existing roofscape. The northern dormer would include three two-pane windows, reflecting the design and colour of the other openings within the proposal. The northern dormer would be of a substantial scale and extend along almost the entire length of the northern roof slope and would not appear as a subservient addition within the roof slope, contrary to the ADG.

The proposed dormers would be highly visible within the street scene. The additional bulk would appear dominant, and the resulting flat roofed form would not reflect the character of the original dwelling or the surrounding area. Consequently, the overall massing would appear visually prominent and somewhat obtrusive, resulting in a degree of harm to the visual amenity of both the dwelling and the wider area.

However, the two side dormers would be positioned symmetrically within the roof slope, which would mitigate some of this harm. Their design would also reinstate the original eaves line and the maximum ridge height would not be altered as part of the proposed development. It is further noted that dormers of a comparable scale are present within the surrounding streetscape, therefore, the proposal would not appear out of keeping with the emerging character of the area. Additionally, dormers of similar scale could be constructed under permitted development, which would give rise to a comparable level of impact. In the absence of any historic planning condition removing permitted development rights from the property, this fallback position represents a material consideration in the assessment of the application.

On balance, the proposal would not result in substantial 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 Arun Local Plan policies D DM1 and D DM4.

#### RESIDENTIAL AMENITY

The side extension would be set in approximately 0.15m from the northern side boundary. The adjoining northern neighbour benefits from an existing rear projection, and the proposed extension would not extend significantly beyond this built form. As such, the side extension would not result in significant overbearing or overshadowing impacts to the neighbour to the north. Due to its sitting, the extension

would not result in any adverse impact on the residential amenity of the neighbouring dwelling to the south.

A window serving the side extension is proposed at the front elevation (east), facing the frontage of the application site and the public highway. This window would therefore not result in any loss of privacy or overlooking.

The proposed rear patio doors would be at ground floor level and it is noted that an existing three-pane window is already present on this elevation. Accordingly, the new doors would not introduce any additional overlooking of the property to the south.

The proposed dormers would not alter the existing separation distances between the dwelling and neighbouring properties, maintaining a flank to flank separation distance of approximately 3.3m to the south and 3.1m to the north. Given these distances, the additional bulk introduced at roof level would not give rise to overbearing or overshadowing impacts to either adjoining neighbour.

The south (side) dormer would introduce one three-pane window on the first floor level. This window would provide oblique views towards two small dormer windows and a ground floor window of the neighbouring property, in addition to the neighbouring garden. It is noted there are already first floor windows on this elevation, and the introduction of the new opening would not materially increase overlooking beyond the existing situation.

The north (side) facing dormer would incorporate three two-pane windows facing the flank elevation of 19 Fernhurst Gardens. This represents one additional window compared with the existing arrangement. The proposed rearmost window serving a bedroom would have some potential for overlooking the neighbouring property to the north, however, it would also face partially towards the roof slope where there are no openings, reducing the extent of any impact. It is further noted that the neighbouring property has erected a dormer of comparable scale without obscure glazing to its habitable room window, which is a material consideration. The existing roof also currently contains clear-glazed windows within the recessed dormer, and the proposed arrangement would not differ significantly from the established situation. On balance, the proposed dormers would not result in unacceptable overlooking and it would not be reasonable to require these windows to be obscurely glazed or non-openable below 1.7m above the internal floor level, given the existing fenestration and relationship between the host dwelling and neighbouring properties.

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

## PARKING

The application site is located within Parking Zone 2 and as per the Arun Parking Standards (APS), 3 bedroom dwellings are required to provide 2 parking spaces. It is noted that the existing 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. As such, the existing garage cannot be counted towards the parking provision.

Notwithstanding this, the area of private frontage to the property is of a size capable of accommodating at least two vehicles within the site boundary. As such, the proposed development would provide adequate parking in line with the requirements of the Arun Parking Standards.

## 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

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 Site Plans
- Proposed Plans and Elevations

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. 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.