

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

REF NO: AW/54/26/HH

LOCATION: 18 Marlborough Court
Aldwick
PO21 5QJ

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

AW/17/25/HH	Installation of front porch canopy, raise existing garage flat roof to facilitate conversion to habitable use, conversion of loft to habitable use including the installation of side rooflights and alterations to fenestration/openings and external materials.	ApproveConditionally 14-03-25
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REPRESENTATIONS

Aldwick Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high groundwater levels.
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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY GUIDANCE:**CONCLUSIONS****DESIGN AND VISUAL AMENITY**

The application site comprises a detached bungalow located at 18 Marlborough Court, Aldwick.

The proposal seeks planning permission for the erection of a single storey rear extension to create a garden room, together with a roof overhang to provide a covered patio area.

The proposed rear extension would measure approximately 4.5m in width and 5m in depth. It would incorporate a flat roof form with a maximum height of approximately 3.7m, inclusive of the proposed skylight, and an eaves height of approximately 3m. The north-eastern section would extend a further from the north eastern flank of the extension, by approximately 3.2m in width to form a roof overhang, supported by a post. External materials are proposed to match the existing facing brickwork, ensuring the development integrates visually with the host dwelling, in accordance with Arun Local Plan (ALP) policy D DM4.

The proposed fenestration would comprise five letterbox windows within the side (south-west) elevation, full-height sliding doors in both the rear (north-west) and side (north-east) elevations opening onto the private rear garden, and two centrally positioned rooflights within the flat roof. One rooflight would serve the garden room, while the second would be located within the overhang section.

The depth of the proposed extension would exceed the 3.3m guideline set out in the Arun Design Guide (ADG) for single storey rear extensions. Although the extension would be located to the rear, it would be partially visible from Marlborough Court due to the site's corner plot position. Notwithstanding this, the extension would be of limited height and incorporate a flat roof form, and would be partially screened by existing boundary treatments, including fencing and hedging. In this context, the proposal would not appear visually intrusive or out of keeping with the character of the surrounding area.

Whilst the extension would not be fully subservient to the host dwelling, contrary to the guidance contained within the ADG, it would be proportionate to the scale of the original bungalow. In this instance, the departure from the ADG would be acceptable and would not result in harm to the character or appearance of the host dwelling.

Overall, the proposal would not result in any 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 ALP policies D DM1 and D DM4.

RESIDENTIAL AMENITY

The proposed development would be set approximately 9.5m from the dwelling to the north-west, approximately 4.1m from the eastern side boundary, and approximately 10.5m from the footpath to the west. Given these separation distances, together with the site context, the proposal would not give rise to overbearing or overshadowing impacts to neighbouring occupiers.

The proposed fenestration within the rear (north-west) elevation would provide a similar outlook to the existing patio doors, and as such would not introduce any new overlooking impacts. Additional full-height sliding doors are proposed within the side elevation, introducing new openings compared to the existing arrangement. However, the extension would only marginally project beyond the built line of the

neighbouring dwelling to the west and, given that the openings are at ground floor level, they would not result in overlooking or loss of privacy.

Five small letterbox windows are proposed within the upper section of the south-west side elevation. These would primarily face towards the front amenity space and the adjacent public highway and, as such, would not give rise to overlooking or loss of privacy to neighbouring properties.

Two rooflights are proposed within the flat roof. Due to the sufficient separation distances and the nature of the flat roof design, these openings would not result in overlooking of neighbouring occupiers.

It is acknowledged that the proposal would not fully accord with ADG recommendation of a minimum rear garden depth of 10.5m, with approximately 9.5m remaining. However, the site benefits from a generous front garden, and as such a sufficient overall amenity space would remain to serve the dwelling. In this context, the identified shortfall would be acceptable.

Overall, the proposed development would not result in harm to neighbouring amenity, in accordance with ALP policies D DM1 and D DM4.

SUMMARY

The 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:

- Site Plans 015
- Proposed Ground Floor Plan 010
- Proposed First Floor Plan 011
- Roof Plans 012
- Proposed Elevations 014

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.