

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

REF NO:                   AW/84/26/HH

LOCATION:                1 Furse Feld  
                              Aldwick  
                              Bognor Regis  
                              PO21 2RE

PROPOSAL:             Proposed single storey rear extension. One and a half storey side chalet extension incorporating annexe at ground floor. Detached garage.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION           As above.

**RELEVANT SITE HISTORY**

|              |                                                                                           |                     |
|--------------|-------------------------------------------------------------------------------------------|---------------------|
| AW/125/25/T  | 2 No. Pinus radiata (T1 & T2) Fell due to subsidence.                                     | Approve<br>08-07-25 |
| AW/304/23/HH | Single storey rear extension and chalet side extension to new first floor to form annexe. | Refused<br>26-02-24 |

**REPRESENTATIONS**

Bognor Regis Town Council - No objection.

No representations received from nearby occupiers.

**CONSULTATIONS**

**CONSULTATION RESPONSES RECEIVED:**

Tree Officer - No response received.

**POLICY CONTEXT**

Tree Preservation Order.

**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) |
| ENVDM4 | ENV DM4 Protection of trees                                  |
| TSP1   | T SP1 Transport and Development                              |

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**SUPPLEMENTARY POLICY GUIDANCE:**

|       |                                               |
|-------|-----------------------------------------------|
| SPD13 | Arun District Design Guide (SPD) January 2021 |
|-------|-----------------------------------------------|

**CONCLUSIONS****DESIGN AND VISUAL AMENITY**

The site includes a detached, single storey dwelling. The application proposes a new detached garage, a 1.5 storey side extension (including an annexe), and a single storey rear extension. The proposal follows a refusal for a similar proposal in 2023, which was refused to due to potential harm to protected trees.

With a width of 5.7m, the side extension would have a frontage of less than 70% of the original dwelling and would be set in from the side (east) boundary by 1.15m, in accordance with Arun Design Guide (ADG) guidance. The side extension would have a pitched gable roof, matching the height and pitch of the dwelling. The roof form and external materials are responsive to the existing building. The creation of a habitable space within the roof structure of the side extension and existing building is only identifiable by the presence of roof lights. The roof lights are minor incidents in the roof plane and will have little visual impact.

Juliet balconies are proposed on the north and south gable ends. Juliet balconies are not a common feature of the locality, however, given the mixture of one and two storey dwellings, where first floor windows present a similar appearance to a Juliet balcony, there would be no harm to design or visual amenity.

It is acknowledged that the ADG states that the ridge height of the side extension should be lower than the existing ridge height. However, the side extension would integrate well with the host dwelling and, while not entirely subservient owing to its height, would not result in harm to visual amenity.

The rear extension would be stepped, 6m in depth towards the east, to accommodate the side extension, and 4.5m towards the west, projecting from the existing rear flank of the dwelling. Whilst the extension does exceed the 3.3m maximum guidance for rear extensions on detached dwellings, the resultant rear garden depth would be 24m, compliant with ADG guidance of 10.5m; and as such, there would be no harm to visual amenity in this regard. The flat roof (which would include a roof lantern) would be the first on site, with pitched roofs used elsewhere. However, given that the neighbour to the west, 3 Furse Feld, has an extension of a similar form and that the extension would be screened from the public realm, there would be no resultant harm to visual amenity.

The detached garage would have a pitched roof at a height of 4.5m and a footprint of 5.4m by 5.4m. Built in line with the front of the property, set back by 9.2m from the highway to the north (Furse Feld) and 7m from the highway to the east (Silverton Avenue), the garage would be set well within the site and reflect the form of the host dwelling, resulting in no harm to visual amenity.

In terms of materials, the garage and rear extension will be finished with brickwork, appropriate for the residential setting and sympathetic to surrounding dwellings. Matching roof tiles are proposed to ensure the side extension appears as a logical extension to the existing roof form. Cedral cement board cladding is proposed on the rear gable projection; whilst cladding is not common in the area, there are examples of clad gables. Given this, and the fact the cladding would be at the rear of the property, there would be no harm to visual amenity in this regard.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

#### **NEIGHBOURING RESIDENTIAL AMENITY**

Set well within the site, in line with the front building line, the garage would not give rise to any harm to neighbouring amenity by way of overbearing, overshadowing or overlooking.

The single storey rear extension would project marginally beyond the rear wall of the westerly neighbour, 3 Furse Feld, by approximately 0.8m. There would be no contradiction of the 45 and 60 degree rules (as described by the ADG) which protect against undue overbearing and overshadowing. The fenestration would provide views of the rear garden only, which could currently be achieved on site, resulting in no harm by way of overlooking. As such, the proposed rear extension would not result in harm by way of overshadowing, overbearing or overlooking impacts to the neighbour to the west.

The side extension, sited on the eastern flank elevation, would be set away from the only neighbour to the west, resulting in no harm to residential amenity. Whilst the side extension would be a considerable addition and equal in height to the current dwelling, it would be set in from the highway sufficiently so as to not dominate views for pedestrians and vehicles. The Juliet balconies serving the sited in the front gable would offer views the highway and frontages of dwellings along Furse Feld and Silverton Avenue; these views are achievable from the highway and would not result in harm by way of overlooking. The Juliet balcony to rear, however, would offer oblique views of the neighbouring garden, as well as views of the host dwelling's rear garden. However, given the extent of the views, and the fact the balcony would be set 14.5m away from the western boundary, the rear Juliet balcony would not result in undue harm by way of overlooking.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 and would not result in harm to neighbouring amenity.

#### **PARKING**

The proposed garage would not be able to accommodate a policy compliant parking space (3m x 6m) as per the Arun Parking Standards (APS) and ADG. However, the frontage would be able to accommodate a policy compliant off-street parking space (2.5m x 5m). While dwellings with 4+ bedrooms should aim to provide 2 on-street parking spaces, off-street parking is readily available along Furse Feld. There would be no harm to the highway network resulting from the proposed parking scheme, in accordance with Arun Local Plan policy T SP1.

#### **TREES**

A previous application for a similar proposal, AW/304/23/HH, was refused on potential harm to trees. The application was submitted without any arboricultural information and tree protection measures.

The Council's Tree Officer was consulted on the current application and has verbally raised no objection to the proposal, subject to suggested conditions to ensure the protection of the remaining trees.

The Arboricultural Impact Assessment and Preliminary Method Statement identifies two trees for removal, one of which, a Plum (T5) is unprotected and the other, a Monterey Pine (T6) may be protected

by a historic TPO (Bognor No.2) were it deemed to be of sufficient quality to warrant protection at the time. While the loss of this tree is regrettable, owing to its stature and prominence, the tree exhibits evidence of storm damage and does not boast the arboricultural qualities of nearby Monterey Pines. As such, the loss of this tree would not result in undue harm to the natural environment.

Adequate tree protection measures have been included to ensure that there is no harm to the trees resulting from building works on site. These measures have been secured by a pre-commencement condition to ensure that the protective measures are installed prior to the commencement of any works on site.

It should be noted that WSCC have felled two formally protected trees on the eastern site boundary since the previous application, owing to subsidence related issues on site. While further loss of trees is regrettable, there would be no undue harm to the natural environment and visual amenity.

The proposal is in accordance with Arun Local Plan policy ENV DM4.

#### **SUMMARY**

The proposal is in accordance with relevant development plan policies and is therefore 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 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 Plan, Site Plan and Proposed Ground Floor Plan - sheet 1 of 4

Proposed Elevations and Roof Plan - sheet 3 of 4

Proposed First Floor Plan - sheet 2 of 4

Arboricultural Impact Assessment and Preliminary Method Statement

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, D DM4, ENV DM4 and T SP1.

- 3 No development shall take place and no machinery shall be introduced to the site until the tree protection measures in the Arboricultural Impact Assessment and Preliminary Method Statement have been implemented in their entirety. The tree protection measures will remain on site for the duration of construction works. The development shall be carried out in full accordance with the Arboricultural Impact Assessment and Preliminary Method Statement prepared by Arboricultural Consultancy Limited dated 21 April 2026.

Reasons: To ensure the retention and protection of trees, which are an important feature of the area, in accordance with Arun Local Plan policies D DM1 and ENV DM4. It is necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

- 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.