

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

REF NO: AW/86/26/HH

LOCATION: 9 Worcester Close
Aldwick
PO21 5QZ

PROPOSAL: Single storey extensions to front, side and rear of dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council - No objection.

No representations were received from neighbouring occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
Within an area with potentially high ground water.
Pagham Harbour Zone B.
2km Buffer for Site of Special Scientific Interest

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
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CONCLUSIONS

DESIGN & VISUAL AMENITY

The application site comprises a detached bungalow located at 9 Worcester Close, Aldwick.

REPORT_1011(ODB)

Planning permission is sought for a front extension, a side extension to widen the existing garage, and a rear extension to replace the existing rear projection.

The proposed front extension would infill the area between the existing front elevation and porch, creating a new dining area and aligning with the established built form of the dwelling. The extension would measure approximately 2.6m in width and 3.7m in depth and would incorporate a flat roof with a maximum height of approximately 2.6m. External materials would comprise brickwork to match the existing dwelling, ensuring visual integration with the host dwelling in accordance with the Arun Design Guide (ADG). A three-pane uPVC window is proposed within the front (north) elevation, matching the style and appearance of the existing fenestration.

The proposal also includes the enlargement of the existing porch, which would be extended in line with the proposed front extension. The enlarged porch would measure approximately 2.6m in width and 1.6m in depth and would share the same roof form and height as the front extension, resulting in a cohesive frontage.

The front extension and enlarged porch would be visible within the street scene and would exceed the ADG guidance, which advises that front extensions should generally not project beyond 1.5m. However, the development would not extend beyond the established building line. It is noted that Worcester Close contains a variety of flat roofed structures including garages and front and side extensions, and as such, the proposed additions would not appear incongruous, visually intrusive, or harmful to the character and appearance of the street scene or surrounding area.

The side extension would involve the demolition of the existing garage. The proposed replacement extension would adjoin the side of the host dwelling, extending up to the eastern side boundary. It would measure approximately 3.5m in width and 5m in depth and would retain the existing flat roof form, with a maximum height of approximately 2.6m. The extension would be constructed using matching brickwork and would incorporate a white roller garage door, reflecting the colour and appearance of the proposed openings elsewhere on the dwelling. A patio door is proposed within the rear (south) elevation providing access to the private rear garden.

Whilst the side extension would be visible from the street scene, the visual changes would be limited when compared with the existing arrangement. The resulting appearance would be comparable to neighbouring properties where garages commonly adjoin side elevations. The extension would be set back approximately 7.5m from the front elevation, significantly exceeding the ADG recommendation that side extensions should be set back by 1-1.5m to appear subordinate to the host dwelling. As such, the extension would represent a subservient addition to the bungalow and would not adversely affect its character or appearance.

The proposed rear extension would replace the existing rear projection and would measure approximately 3m in width and 3.4m in depth. It would incorporate a flat roof with a maximum height of approximately 2.6m and would be finished in matching brickwork to ensure consistency with the host dwelling and the remainder of the proposal. The side elevation would contain patio doors flanked by a single window.

Although the depth of the rear extension would marginally exceed the ADG guidance, which advises that single-storey rear extensions should generally not exceed 3.3m, the proposal would remain proportionate and subordinate to the host dwelling. In addition, the extension would be located to the rear of the property and would not be readily visible from the public realm. It would also replace an existing rear projection with a significantly larger footprint and a depth of approximately 6.2m, thereby reducing the overall scale of built development at the rear of the dwelling and resulting in an improvement to visual

amenity.

Overall, the proposal would not result in any harm to the character or appearance of the dwelling, street scene or wider area, and as such, the proposed development would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4 and the ADG.

RESIDENTIAL AMENITY

The front extension would be set in approximately 3.4m from the neighbouring dwelling to the east. Given this separation distance, the extension would not result in any undue overbearing or overshadowing impact to this neighbouring property. The extension would align with the existing front elevation, as such, there would be no residential amenity impacts to the neighbouring dwelling to the west.

The extension would incorporate a new window within the front (north) elevation. This window would primarily overlook the front garden area and the public highway, and its outlook would be comparable to that of the existing front elevation window. The enlarged porch would contain an entrance door flanked by a small window, reflecting a similar arrangement to the existing situation. Accordingly, the proposed alterations to the front elevation would not introduce any additional overlooking opportunities or result in a loss of privacy to neighbouring occupiers.

The side extension would largely occupy the footprint of the existing garage and therefore would not significantly alter the relationship between the dwelling and the neighbouring property to the east. Furthermore, the proposed built form would align with the neighbouring garage, thereby limiting any potential impacts in terms of overbearing or overshadowing.

The side extension would contain only a patio door within the rear elevation providing access to the garden. As no side-facing windows are proposed, the development would not give rise to any overlooking opportunities.

The proposed rear extension would be set in approximately 5.1m from the western side boundary and 3.3m from the eastern side boundary. It would replace an existing rear projection with a larger footprint and therefore represents an overall reduction in scale. Given its single-storey form, limited height, and adequate separation distances from neighbouring boundaries, it would not result any undue overbearing impacts or loss of light to neighbouring occupiers to either the east or west.

The rear extension would reduce the number of openings from the existing arrangement. A window and a door are proposed within the western side elevation leading into the private garden. Given the separation distance from the boundary and the ground-floor sitting of the window, the proposal would not result in harmful overlooking or a loss of privacy to the neighbouring property to the west.

It is acknowledged that the proposal would not fully comply with the ADG in terms of private garden depth, with a remaining depth of approximately 5.6m. However, the existing garden depth is approximately 2.8m, which is already below the recommended minimum depth of 10.5m. The proposal would therefore improve the existing situation by increasing the available garden depth, and any shortfall cannot reasonably be attributed solely to the proposed development.

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

PARKING

The application site is located within Parking Zone 4 and as per the Arun Parking Standards (APS), the dwelling is required to provide 1 parking space. It is noted that the proposed 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 proposed garage cannot be counted towards the parking provision.

Notwithstanding this, it is noted that the existing garage measures approximately 2.1m in width and 4.9m in depth internally and therefore also falls below the current recommended standards. Furthermore, the existing private driveway would be retained and would continue to provide sufficient space to accommodate at least one vehicle in accordance with the APS. The proposal would not result in the loss of any existing parking provision.

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 drawings:

- Location and Site Block Plans 01
- Proposed Plans 04
- Proposed Elevations 05

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 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.