

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

REF NO: A/113/26/HH

LOCATION: 2 Chapel Walk
Mill Road Avenue
Angmering
BN16 4HS

PROPOSAL: Proposed bay window and porch extension to the front. Installation of a new window within the front gable. Changes to fenestrations and roof lights. Changes to the garden layout and installation of ramped steps. This application may affect the character and appearance of the Angmering Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Angmering Parish Council - No objection.

Arun Conservation Area Advisory Panel - No objection.

1 No. letter of objection received from a nearby occupier for the following reasons:

- Reduction in privacy of neighbouring back garden and patio area and therefore request that any new window that will overlook the rear garden be frosted glass.
- Adverse impact on the value of neighbouring property.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Angmering Conservation Area.

Within an area with potentially high ground water.

Built-Up Area Boundary.

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)
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

[Angmering Neighbourhood Plan 2014 POLICY HD4](#) Materials

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 AND VISUAL AMENITY**

The site is a detached bungalow located at 2 Chapel Walk, Mill Road Avenue. This application seeks planning permission for the construction of a front porch and bay window, installation of a window within the front gable and roof lights.

The proposed development is sited within a residential area characterised by detached bungalows and is part of a group of three bungalows at the end of a cul-de-sac. To the south is the Grade II listed Old Baptist Chapel and Chapel Cottage, and the site is located within the Angmering Conservation Area.

Part M of the Arun Design Guide (ADG) advises that front extensions should respect the street scene, avoid projecting beyond the predominant building line and remain visually subservient to the host dwelling. It also provides guidance that front extensions should not exceed 1.5m in depth. The proposed front porch with open canopy would replace the existing single-storey porch and increase its footprint. It would have a width of 1.8m and a depth of 2.6m and would therefore exceed this guidance. The proposed porch would have a pitched roof with a ridge height of 3.4m and an eaves height of 2.45m, which would reflect the character of the host dwelling and help the extension to appear subservient.

The porch would infill and enlarge the existing front porch while retaining an open canopy form. It would be set back approximately 4m from the front boundary and broadly align with the front projection of the neighbouring dwelling to the north. Although it would project approximately 0.8m forward of the host dwelling, it would remain within the established neighbouring building line. Comparable porch and bay window projections are also present within the group of three bungalows. This context, together with the pitched roof form would ensure the porch reads as a modest addition rather than a prominent or bolt-on feature.

The proposed bay window would have a width of 2.8m and a depth of 1.2m. Its pitched roof would have a height of 3.65m and an eaves height of 2.4m and would reflect the character of the host dwelling and remain subservient. It is also noted that similar front projections are present within the cul-de-sac and the bay window would therefore sit comfortably within the established context.

Taken together, the front porch and bay window would reflect the established pattern of front projections within the cul-de-sac and remain compatible with the host dwelling and street scene. The proposal would therefore be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4, the ADG and Angmering Neighbourhood Plan (ANP) policy HD6.

The proposal would be finished in materials to match the existing dwelling, ensuring a cohesive appearance and integrating with the existing character of the area. The eastern elevation at ground-floor level, would include a replacement single glazed door, a three-casement window and a single first floor window within the front gable end.

On the rear western elevation there would be a four-panel bi-fold door and a replacement four-casement window. The northern roof slope would include an additional rooflight, replacing a single repositioned rooflight. The southern side elevation would include replacement double doors and a single window. Rooflights would be repositioned within both roof slopes with one additional rooflight on the southern plane. The rooflights would be in accordance with Part M of the ADG as they would maintain the privacy of the neighbouring properties and would be sensitive to the conservation area setting.

Fenestration would be finished in uPVC to match the existing dwelling, thereby helping the proposal to integrate with the host property in accordance with ALP policies D DM1 and D DM4, the ADG and policy HD4 of the ANP.

The proposal would not result in harm to the character, appearance, or visual amenity of the host dwelling or street scene and would be in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and policies HD4 and HD6 of the ANP.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed front porch and bay window would be set back approximately 4m from the front boundary and 1.2m from the northern side boundary. Although the porch would exceed the ADG front extension depth guidance, it would be single storey, retain adequate separation from neighbouring boundaries and be similar in scale and size to neighbouring front projections. Therefore, the front porch and bay window would not result in overbearing or overshadowing impacts to neighbouring properties. The proposed ground-floor fenestration would maintain the existing outlook of the host dwelling and would therefore not result in any overlooking or loss of privacy.

The first-floor gable end window would have an outlook of the host dwelling's front amenity area. Part M of the ADG states separation distances of 21m for back-to-back habitable rooms. In this case, the proposed first-floor gable end window would have a separation distance of 25.8m from the rear elevation of the neighbouring dwelling to the east and would therefore comply with the guidance outlined within the ADG. The proposed rooflights would be located within existing side roof slopes, where rooflights are already present, and would be positioned to avoid harmful overlooking or loss of privacy. As such, the fenestration would maintain an acceptable relationship with neighbouring properties and would not result in any overlooking or loss of privacy to neighbouring properties.

Overall, the proposed development would not harm neighbouring residential amenity through overbearing impact, overshadowing, or overlooking, and is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

HERITAGE

The application site is located within Angmering Conservation Area and within close proximity to Grade II listed buildings. As such, consideration must be given to the potential impact on the setting of these listed buildings, so the proposal needs consideration under Arun Local Plan policies HER DM3 and HER SP1 and the National Planning Framework (NPPF).

Section HE5 of the NPPF (2026) requires applicants to assess how a proposal may affect the significance of a heritage asset, including any impact on its setting. While Section HE9 requires development within or affecting a conservation area to preserve its character, appearance, and special architectural or historic interest. If a feature contributes to the significance of the conservation area, the proposal must assess its impact in proportion to that contribution. Proposals that preserve or better reveal the significance of the conservation area should be supported.

A Design and Access Statement was submitted with this application outlining the heritage considerations of the proposal within the site and its context. The proposed front porch, bay window, gable end

fenestration and rooflights would be seen within the existing group of three bungalows, where similar front projections and rooflights form part of the immediate context. The proposed development would be modest in scale and size, use matching materials and would not detract from the nearby Grade II listed Old Baptist Chapel or Chapel Cottage and would not result in harm to the significance of the conservation area. Therefore, the proposal would not result in harm to the conservation area or the Grade II listed buildings within close proximity to host dwelling and is in accordance with Arun Local Plan policies HER DM1, HER DM3 and HER SP1, and the NPPF.

SUMMARY

The proposed 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:

- Location and Block Plan.
- Proposed Plans - 02.

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 NPPF.