

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

REF NO: A/77/26/HH

LOCATION: Flint Cottage
Roundstone Lane
Angmering
BN16 4AP

PROPOSAL: Rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Angmering Parish Council - No objection. APC notes that the property is on the non-designated asset list for ADC and welcomes the removal of the conservatory and the intention to replace this with an extension that will compliment and preserve the historical aspect of the main building.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.

Locally Listed Buildings or Structures of Character.

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)
HERSP1	HER SP1 The Historic Environment
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character

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

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

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 application site is a detached property at Flint Cottage, Roundstone Lane. This application seeks planning permission for the construction of a single-storey rear extension to replace the existing conservatory.

The site is within a residential area characterised by a varied pattern of semi-detached and detached dwellings, several of which have single-storey rear additions. The extension would be located to the rear of the property and would not be readily visible from the street scene.

The proposed single-storey rear extension would replace the existing conservatory. It would have a width of 8.7m wide and a depth of 4m. It is noted that it would exceed the Arun Design Guide (ADG) depth guidance of 3.3m by 0.7m. However, a sufficient rear garden depth of 20.8m would be retained, and nearby properties, including No. 27 Lucksfield Way, have rear extensions of a similar scale. The extension would have a flat roof with a height of 3m and would contain a rooflight with a height of 3.6m, and a flue extending 1.7m above the roof. The proposal would maintain neighbouring privacy and would not compromise the roof form, in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4, the ADG and Angmering Neighbourhood Plan (ANP) policies HD4 and HD6.

Fenestration on the rear elevation would include two two-casement windows and a set of double doors. The northern side elevation would include two windows, and the southern side elevation would include one two-casement window. All fenestration would be finished in uPVC to match the existing property. The extension would be finished in matching brick, with brick quoins and flint detailing to reflect the existing front elevation. These materials and traditional-style glazing would help the extension integrate with the host dwelling and appear subservient to it. The proposal is therefore in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG, and policy HD4 of the ANP.

The proposed single-storey rear extension would not harm the character, appearance, or visual amenity of the host dwelling or street scene. The proposal is therefore in accordance with Arun Local Plan policies D DM1 and D DM4, the Arun Design Guide and Angmering Neighbourhood Plan policies HD4 and HD6.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG requires householder extensions to protect neighbouring amenity by avoiding unacceptable overshadowing, overbearing, and overlooking impacts, having regard to the position of neighbouring buildings and the size and location of openings.

The proposed extension would retain the existing separation distances, being set in 2.7m from the southern side boundary and 2.3m from the northern side boundary. It would also retain a rear garden depth of 20.8m. Given its single-storey form, flat roof, modest height, and existing boundary treatment, the extension would not result in overbearing or overshadowing impacts on neighbouring properties to the north or south.

The proposed fenestration would reduce the extent of glazing compared with the existing conservatory and would maintain the same general outlook over the host dwelling's rear amenity space. The side elevation windows would face towards the host dwelling's own amenity space, where existing high boundary treatment is in place. As such, the proposal would not result in overlooking or loss of privacy to

neighbouring properties.

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

HERITAGE

Flint Cottage, Roundstone Lane, is a Locally Listed Building or Structure of Character and therefore a non-designated heritage asset. The proposal must therefore be assessed for its impact on the character and setting of the host building, having regard to Arun Local Plan policies HER SP1 and HER DM2 and the National Planning Policy Framework (NPPF).

Paragraph 216 of the NPPF (2024) states that the effect of an application on the significance of a non-designated heritage asset should be taken into account. A balanced judgement is required, having regard to the scale of any harm or loss and the significance of the asset.

The proposal would replace the existing conservatory with a single-storey rear extension of a similar footprint. It would use appropriate traditional materials, including flint and brick, and would incorporate traditional-style glazing. The design would complement the Sussex vernacular character of the host dwelling.

The Conservation Officer was verbally consulted and raised no objection, noting that the use of sympathetic materials and detailing would be appropriate to the character of the locally listed building. This supports the view that the proposal would not result in heritage harm and would be acceptable in terms of design and visual amenity.

Overall, the proposal would not result in harm to the non-designated heritage asset and, in some respects, would enhance its character through the use of sympathetic materials and detailing. For these reasons, the proposed single storey rear extension would preserve the character and setting of the non-designated heritage asset and is therefore in accordance with Arun Local Plan policies HER SP1 and HER DM2, and the NPPF.

SUMMARY

The proposed development is in accordance with the relevant development plan policies and is recommended for approval, subject to 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 Plan.
- Elevations and Block Plan Drwg no. 266/01 REVA.
- Floor Plans Drwg No. 266/02.

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.