

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

REF NO: BR/7/26/HH

LOCATION: 186 Aldwick Road
Bognor Regis
PO21 2YQ

PROPOSAL: Double garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

BR/200/25/HH	Detached double garage with dormer.	Refused 15-01-26
BR/224/25/HH	Two storey rear extension.	ApproveConditionally 03-03-26

REPRESENTATIONS

Bognor Regis Town Council - Objection for the following reasons:

- Impact on local character and streetscape (NPPF Para 130). The proposal is considered to dominate the street scene, being excessively large, visually intrusive, and out of keeping with the open frontage character of Aldwick Road.

- Adverse effect on residential environment and privacy (NPPF Para 130). The scale and siting of the proposal would result in an over-dominant and overbearing impact on neighbouring properties, reducing light, affecting outlook, and creating a physical barrier at odds with the open character of the area.

- Non-compliance with the established building line by projecting forward of the existing dwelling and garage, the proposal disrupts the established building line and undermines the consistent rhythm of properties along Aldwick Road. Members consider that approval would set an undesirable precedent for similar forward-built structures, further eroding the character of the area.

- Negative visual impact (NPPF Paras 130 & 134). The proposal would be highly visible from Aldwick Road and, due to its scale and position, would detract from the appearance of Aldwick Road.

- Lack of sustainable or sympathetic design. The design fails to respect or complement the character of surrounding dwellings, including the Tudor-style architecture of the host property. The proposal does not demonstrate high-quality or context-appropriate design and therefore does not meet the expectations of

the Local Plan or NPPF Paragraph 134.

- Conservation Area impact as the site lies within the Aldwick Road Conservation Area, Members consider that the development neither preserves nor enhances its special architectural and historic character. The introduction of a large, prominent structure to the front of the property would harm the area's visual coherence and is therefore contrary to conservation aims.

A letter of objection received for the following reasons:

- The height of the pitched roof is above 2.5m would be obtrusive within the setting.
- No other houses along the row have similar brick-built garages. A garden building might be preferable.
- Visual distraction and risk of other similar applications for similar structures being submitted.

Concerns regarding the scale and siting have been noted and that the proposal is a reduction in size and scale from the previous application BR/200/25/HH.

Concerns regarding the visual impact have been noted and considered within the context of existing neighbouring constructions on the frontages along Aldwick Road.

Concerns regarding design have been considered against the Arun Design Guide (ADG).

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.

Within an area with potentially high ground water.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
------	--

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

BACKGROUND

A similar proposal for detached double garage with dormer (BR/200/25/HH) was refused on 15th January 2026.

The detached double garage was proposed to be set back 8.4m from the front boundary and set in 1.7m from the north western side boundary with 188 Aldwick Road and set in 8m from the eastern side boundary. The garage had a width of 7m, a depth of 7m, a maximum height of 6.2m with a dormer proposed within the southern roof slope of the garage, facing Aldwick Road.

The proposal was refused by reason of its siting and scale: that it would be unduly prominent and visually obtrusive, thereby appearing out of character within the host dwelling, street scene of Aldwick Road and wider area.

DESIGN AND VISUAL AMENITY

The site is a detached dwelling with a large area of parking and garden to the front located at 186 Aldwick Road. This application seeks planning permission for the construction of a double garage.

The proposed double garage would be situated in the south western corner of the site, set forward from the principal elevation of the dwelling by approximately 15.3m, and set back approximately 3.9m from the front boundary of the application site. It is noted that there is a structure to the front of the neighbouring property to the north west that is set further forward than the proposed double garage. Imaging would suggest this has been constructed since 2023 and there is no planning history for this structure.

The Arun Design Guide (ADG) states that developments and extensions should respond to the distinctive characteristics of the building and surrounding area, by taking a simple and unobtrusive form which does not overpower the existing or neighbouring properties, while taking the opportunity to incorporate innovative design if appropriate and maintaining established building lines. The proposed double garage would be significantly set forward of the host dwelling and neighbouring properties, disrupting the established building line within the street scene of Aldwick Road.

There are limited examples of other structures forward of the principal elevation along this part of Aldwick Road, however the examples that do exist are significantly smaller in footprint and scale and have low level roof forms which are largely screened by existing high level boundary treatment and vegetation. It is noted that there is no planning history for these developments, thus it cannot be ascertained whether these have been lawfully constructed. The proposed garage would be significantly larger in scale and footprint, higher and more prominent than any existing ancillary structures within the street scene.

The proposed double garage would have a depth of 6.7m and a width of 6.7m and the pitched roof would have a maximum height of 4.4m and an eaves height of 2.2m. Due to the land levels within the application site, sloping upwards from the highway towards the host dwelling, the garage would be sited at an elevated position to the highway, thus the cumulative impact of the siting and height of the proposed double garage, in addition to its substantial size and footprint, would therefore result in a visually prominent and incongruous form of development which would result in harm to the visual amenity of the street scene and surrounding area.

The front boundary treatment would minimally screen the garage, however, given its height of 4.4m, its proximity to the front boundary and that it would be located at a naturally elevated position when viewed from the street scene, the garage would be visually prominent and would represent an unsympathetic addition to the street scene that would not reflect or enhance the character of the locality. Therefore, the proposed development would be contrary to Arun Local Plan policy D DM1.

The proposed double garage would be finished with timber cladding and a cedar look garage door on the southern flank of the eastern elevation. The roof tiles would match the host dwelling and there are no proposed fenestration. Whilst there are no objections to the use of these proposed external materials, the materials do not overcome the concerns held with regards to the scale, footprint, siting and height of the proposed garage.

The proposed double garage by reason of its height, scale, footprint and siting would appear unduly prominent within the street scene of Aldwick Road. The proposed development would be a visually obtrusive form and incongruous form of development and would result in demonstrable harm to the character of the locality and visual amenity of the host dwelling and street scene. The proposed

development is therefore contrary to Arun Local Plan policy D DM1 and the NPPF.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed double garage would be situated to the front of the site and would be set back 3.9m from the host dwelling's front boundary, set in 1.8m from the north west side boundary and set in 8.6m from the south east side boundary. The garage would be located 15.3m forward from the host dwelling front elevation.

The garage would be sited some distance from the front elevations of neighbouring properties, and given the spacing maintained between the garage and neighbouring properties, the garage would not result in overbearing or overshadowing impacts to neighbouring properties. Given the fenestration within the garage would be limited to ground floor level, the proposal would not result in any overlooking to neighbouring properties. As such, the proposal would not result in harm to neighbouring properties by way of overbearing, overshadowing or overlooking impacts and the proposal is in accordance with Arun Local Plan policy D DM1 in this regard.

PARKING

Part I of the ADG requires dwellings of four or more bedrooms to provide three parking spaces. It is noted that the proposed double garage would have a depth of 6.7m and a width of 6.7m and would therefore meet current garage dimensions of 3m width and 6m depth which would be considered appropriate to accommodate a single vehicle. The site would maintain off-street parking provision for in excess of two vehicles. The proposal would comply with the parking requirements set out in the Arun Parking Standards.

SUMMARY

The applicant submitted amended plans to alter the location of the double garage and reduce the maximum height following concerns raised during the course of this application. However, the proposed amendments were materially different to the originally submitted plans and would have required reconsultation. As such, the amended plans were not accepted as part of this application.

The proposed double garage by reason of its height, scale, footprint and siting would appear unduly prominent within the street scene of Aldwick Road. The proposed development would be a visually obtrusive form and incongruous form of development and would result in demonstrable harm to the character of the locality and visual amenity of the host dwelling and street scene. The proposed development is therefore contrary to Arun Local Plan policy D DM1 and the NPPF.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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**REFUSE**

- 1 The proposed double garage by reason of its height, scale, footprint and siting would appear unduly prominent within the street scene of Aldwick Road. The proposed development would be a visually obtrusive form and incongruous form of development and would result in demonstrable harm to the character of the locality and visual amenity of the host dwelling and street scene. The proposed development is therefore contrary to Arun Local Plan policy D DM1 and the NPPF.
- 2 **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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.