

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

REF NO: CM/35/25/HH

LOCATION: 3 New Thatched Cottages  
 Climping Street  
 Climping  
 BN17 5RJ

PROPOSAL: Proposed rear porch.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**RELEVANT SITE HISTORY**

CM/16/25/CLP	Lawful development certificate for a proposed single storey side extension.	PP Not Required 04-06-25
CM/40/24/HH	Proposed side extension and detached garage/workshop with studio over.	Refused 09-01-25

**REPRESENTATIONS**

Climping Parish Council - No response received.

No representations received from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

Outside the Built Up Boundary Area.  
 Within an area with potentially high ground water.  
 Lidsey Treatment Catchment.  
 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)

ENVDM5	ENV DM5 Development and biodiversity
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

**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 an end of terraced thatched dwelling located at 3 New Thatched Cottages, Climping Street. This application seeks planning permission for the construction of a rear porch canopy.

The proposed rear porch canopy is sited approximately 9.7m from the northern side boundary of the host dwelling's rear garden and would not be visible from the street scene.

The proposed rear porch canopy would have an approximate width of 3.8m and an approximate depth of 1.4m. The dummy pitched roof would have an approximate height of 3.75m and an approximate eaves height of 2.7m.

The proposed rear porch canopy would be finished with oak posts and the dummy pitched roof would have clay tiles to match the existing.

The use of materials would ensure the proposed rear porch canopy integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4, and the Arun Design Guide (ADG).

**NEIGHBOURING RESIDENTIAL AMENITY**

The proposed rear porch canopy would be set in 8.6m from the neighbouring western boundary and would project 0.3m from the rear of the host dwelling. Given the spacing maintained between the proposed rear porch canopy and neighbouring properties, the proposal would not result in overbearing or overshadowing impacts to neighbouring properties.

The proposed rear porch canopy would be approximately 9.7m from the rear northern boundary and approximately 14.6m from the side eastern boundary. The proposed rear porch canopy would be sited to the rear of a side extension, currently under construction (CM/16/25/CLP), and as such, the proposal would not result in any overlooking to neighbouring properties.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

**LIDSEY TREATMENT CATCHMENT AREA**

The site is in the Lidsey Local Flood Risk Zone, where the management of surface water drainage is a consideration in reducing flood risk in the locality. The proposed rear porch canopy would be attached to

the extension currently being built (CM/16/25/CLP), over pre-existing hardstanding. As such, the proposal would not increase the impermeable area within the application site and would not result in an increase in flood risk.

The proposed rear porch canopy would not increase flood risk elsewhere and is therefore in accordance with Arun Local Plan policies W DM1 and W DM3.

**BIODIVERSITY**

Arun Local Plan policy ENV DM5 requires all developments to achieve a net gain in biodiversity. This application is accompanied by a Biodiversity Enhancement Statement but as the proposed rear porch canopy is extending over a suburban garden there is no loss of habitat and therefore a condition to secure enhancements is not required in this case.

**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:

Proposed Site Plan 05.

Proposed Ground Floor Plan 06B.

Proposed First Floor and Roof Plans 07B.

Proposed Elevations 08C

Location and Block Plans 09B.

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 National Planning Policy Framework.