

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

REF NO: EP/30/26/HH

LOCATION: 3 Boundary Way
East Preston
BN16 1BU

PROPOSAL: Side extension and rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

East Preston Parish Council - No objection. However, concerns were raised about the quality and clarity of the plans. Therefore, the Council's 'no objection' response is understood to relate to the proposed garage and rear extension.

East Preston and Kingston Preservation Society objected on the basis of the quality and accuracy of the existing and proposed plans, and the proposed use of existing materials where there are two different coloured windows on the front elevation of the house. The Society has no objection to the proposal if the extent of the works is clarified and the inaccuracies are addressed or amended.

1 No. letter received - No objection but commented on the boundary treatment following the removal of the existing garage.

Concerns regarding the accuracy and quality of the plans are acknowledged, and extensive communication has taken place with the agent to address these matters. Final amended plans were submitted on 17 July 2026. These amended plans have reinstated the rear dormer, which had previously been requested to be removed, and state that it would be constructed under permitted development. The 17 July submitted plans also show two front rooflights; the rear dormer and front rooflights do not form part of this application.

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
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 AND VISUAL AMENITY**

The site is a semi-detached bungalow at 3 Boundary Way. This application seeks permission for a single-storey rear extension, a single storey side extension accommodating a garage to the northern flank elevation, and the relocation of the front door to the western elevation. The submitted plans also show a rear dormer and two front rooflights; these do not form part of this application.

The site lies within a residential area characterised by semi-detached bungalows, many of which have rear and side single-storey extensions. The side extension would be visible from the street scene. The proposed side extension would replace the existing garage and be positioned further forward on the site. It would have an approximate width of 2.5m and an approximate depth of 5.5m, with a flat roof approximately 2.7m high and an eaves height of approximate 2.5m. The proposed garage would therefore not result in harm to the visual amenity or character of the dwelling.

The proposed single storey rear extension would have an approximate width of 7m and an approximate depth of 3.3m and would comply with the Arun Design Guide (ADG). It would have a flat roof with an approximate height of 2.7m and an approximate eaves height of 2.5m and would include a rooflight. Therefore, the proposed single storey rear extension would not result in harm to the visual amenity or character of the dwelling.

Fenestration in the rear eastern elevation would be a double uPVC door to match the existing dark uPVC on the host dwelling. Materials would match the existing dwelling, ensuring the extension integrate cohesively with the host dwelling, and therefore accords with Arun Local Plan (ALP) policies D DM1 and D DM4, the ADG, and policy 1 of the East Preston Neighbourhood Plan (EPNP).

The front western elevation would include a garage door, relocated front door, and alterations to existing fenestration, using dark uPVC to match the host dwelling. Materials would match the existing dwelling, ensuring the proposal integrates cohesively. The development would therefore accord with ALP policies D DM1 and D DM4, the ADG, and policy 1 of the EPNP.

Overall, the proposed single storey rear extension, garage, and relocated entrance 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, and the ADG, and policy 1 of the EPNP.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single storey rear extension would be set in 3m from the northern side boundary and 6m from the rear eastern boundary. It would abut the southern neighbouring boundary but would not extend beyond the neighbouring extension. Given the existing boundary treatment, flat roof design, and modest height, it would not result in overshadowing or overbearing impacts to neighbouring properties.

The rear fenestration would be isolated to the rear elevation with an outlook over the host dwelling's

amenity space. Therefore, it would not result in any overlooking or loss of privacy to neighbouring properties.

The proposed garage extension would be set back 7.75m from the western front boundary, 12.3m from the eastern rear boundary, and 0.15m from the neighbouring northern boundary. Although, this would not comply with the minimum 1m side boundary guidance as outlined in the Part M of the ADG, the garage would abut the neighbouring detached garage. Given its flat roof design and modest height, the proposal would not result in overshadowing or overbearing impacts to neighbouring properties.

Fenestration would be isolated to the front elevation and would have an outlook over the host dwelling's amenity space and therefore would not result in any overlooking or loss of privacy 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.

PARKING

Part I of the ADG requires dwellings of two to three bedrooms to provide a minimum of two parking spaces. Although the proposal includes the construction of a garage with an approximate depth of 5.5m and an approximate width of 2.5m it fails to meet current garage dimensions of 3m width and 6m depth and would therefore be considered inappropriate to accommodate a vehicle. However, the front driveway has sufficient capacity to accommodate this requirement with a width of 9.6m and a depth of 7.75m, allowing for the minimum requirement of two off-street parking spaces.

Therefore, there is no loss of parking and the proposal would not reduce existing off-street parking provision and consequently a condition to secure additional parking is not required in this case. The proposal would comply with the parking requirements set out in the Arun Parking Standards.

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 Plan amended (17.7.26).
- Block Plan amended (18.6.26).
- Proposed Ground and First Floor Plans amended (17.7.26).
- Proposed Elevations amended (17.7.26).

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: This application does not include the proposed loft alterations including a rear dormer and front roof lights. The applicant must ensure that any such development either complies with the General Permitted Development Order 2015 (England) (as amended) or is the subject of a separate planning application, as appropriate.

- 5 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.