

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

REF NO: F/23/25/HH

LOCATION: Atherington House
Ford Lane
Ford
BN18 0DE

PROPOSAL: Demolition of existing conservatory and construction of replacement single storey extension, part first floor extension, conversion of existing store and alterations to roof, relocation of entrance door, alterations to fenestration, internal alterations and replacement of glasshouse joinery.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
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RELEVANT SITE HISTORY

F/24/25/L	Listed building consent for demolition of existing conservatory and construction of replacement single storey extension, part first floor extension, conversion of existing store and alterations to roof, relocation of entrance door, alterations to fenestration, internal alterations and replacement of glasshouse joinery.	ApproveConditionally 04-11-25
F/9/25/L	Listed building consent for the replacement of modern aluminium double glazed sliding sash window with a traditionally detailed timber sliding sash window on first floor west elevation.	ApproveConditionally 08-05-25
F/23/20/L	Listed building consent to re-point the east & west elevations.	ApproveConditionally 11-12-20

REPRESENTATIONS

Ford Parish Council - No response received.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Grade II Listed Building.
Outside Built-Up Area.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
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 application seeks planning permission for the demolition of existing conservatory and construction of a replacement single storey extension, part first floor extension, conversion of existing store and alterations to roof, relocation of entrance door, alterations to fenestration, internal alterations and replacement of glasshouse joinery. The works will not be visible from the street scene as Atherington House is one of four subdivided parts of the substantial house formerly known as Ford Place and the application site is located to the rear most section.

It is proposed that the existing conservatory on the south elevation is demolished and removed. The proposed single storey extension will partially replace the demolished conservatory and would be constructed in line with the existing main south elevation. This element of the proposal seeks no increase in footprint. The proposed materials are in keeping with the historic materials present on the host dwelling.

To the south elevation a first floor extension is proposed over the existing living room. It would measure 3.7m deep, 6.1m wide and would have a pitched roof in keeping with the existing pitched roofs of the host dwelling. The extension would read as an addition to the building, but it remains subservient and in character with the host dwelling and its locality.

The application seeks the conversion of the existing garage style store and addition of a pitched roof with clay tiles replacing the existing flat roof. The existing garage style doors are to be replaced by 1 No. timber window on the west elevation. The store would be replaced with a utility and the W/C is to be retained. The proposed materials are to match with the existing historic materials and are acceptable.

The application seeks relocation of the main entrance door. The existing entrance is inappropriately sited within the modern conservatory. It is proposed that the entrance is relocated to the west elevation fronting the private drive, replacing an existing window. The flint detailing is to be retained as part of the works and is an acceptable addition.

The proposed replacement of timber joinery to the existing glasshouse will match the existing materials and is acceptable. A new door is proposed within the west elevation of the glasshouse.

It is proposed to replace all of the existing modern aluminium windows with new traditionally detailed timber windows. The amendments to fenestration would improve the appearance of the host dwelling and are encouraged by the Council's Conservation Officer. Notwithstanding this, a condition is attached to this planning permission to require details of the proposed fenestration to be submitted to and approved in writing by the Local Planning Authority prior to their insertion.

Internal works do not constitute development and are not considered as part of this application. They are instead considered within the relevant LBC application associated with this proposal.

The proposal is in accordance with relevant policies D DM1 and D DM4 of the Arun Local Plan (ALP), and with the Arun Design Guide (ADG).

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The single storey extension and the first floor extension are both to the south elevation and would not extend beyond the building line of this elevation or the west elevation and would not result in any overbearing or overshadowing effects to neighbouring properties. There are no neighbours to the south, therefore there would be no overlooking effects as a result of both elements described.

There is 1 No. additional window proposed within the first floor extension on the west elevation. The first floor extension would be sited 5.2m away from the boundary. However the flank to flank distance with the adjacent neighbour, Flintstones, is approximately 30m and will not result in any harmful overlooking effects.

The creation of a new main entrance and replacement window to the utility on the west elevation would have an outlook over the private drive and would not result in any overlooking.

By the nature of the changes to the glasshouse, there will be no overbearing, overshadowing or overlooking effects.

The proposal is in accordance with policies D DM1 and D DM4 of the ALP, and with the ADG in that it does not result in unacceptable adverse overshadowing, overlooking or overbearing effects on neighbouring properties.

HERITAGE

Atherington House is a Grade II Listed Building. The key policy is HER DM1 of the ALP which relates to listed buildings, stating that proposals must protect, preserve and if possible, enhance the historic character and integrity of the building and its setting.

The NPPF (2024) sets out several steps when considering impacts on heritage assets. Paragraph 207

requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. The applicant has submitted a detailed Heritage Statement which justifies the sympathetic improvements to the host dwelling, particularly regarding the removal of modern additions which deduct from the attractive appearance of the listed building.

Paragraph 208 requires Local Planning Authorities to identify and assess the particular significance of the heritage asset that may be affected by a proposal. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is any harm and if so, whether this is 'less than substantial harm' or 'substantial harm'.

Due to the siting and design of the proposals and use of sympathetic materials, removing non-historic additions, the proposal would not result in harm to the Grade II Listed Building and is in accordance with policy HER DM1 of the ALP.

SUMMARY

The proposed development is in accordance with the relevant development plan policies and as such is recommended for approval subject to the following conditions.

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

Site Plans 1

Proposed Floor Plans 3

Proposed Elevations 6A

Proposed Elevations 7

Existing and Proposed Greenhouse Plans and Elevations 8

Proposed Joinery Sash Window Details 9

Schedule of Materials and Finishes

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies DDM1 and D DM4.

- 3 Prior to their insertion details of the windows and doors including their design/appearance (including elevation), specification, glazing bars, glazing (system), method of opening, decorative/protective finish (i.e. stain/paint and colour) and location within the reveal, in the form of drawings and sections of an appropriate scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors are installed.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with Arun Local Plan policies HER SP1 and HER DM1.

- 4 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).

- 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 National Planning Policy Framework.