

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

REF NO: Y/1/26/HH

LOCATION: 34 Downview Close
Yapton
BN18 0LD

PROPOSAL: First floor extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

Y/24/18/HH	Remove garden shed, erect fence & plant hedge on boundary.	ApproveConditionally 24-07-18
Y/20/16/HH	Replace 2.7m high hedge with a wooden panel fence 1.8m high.	Refused 06-05-16 Appeal: Dismissed 06-01-17

REPRESENTATIONS

Yapton Parish Council - Object on the following grounds:

- Inappropriate massing and size for a prominent corner plot and western elevation would be overbearing.
- Negative visual amenity to the general streetscape within Downview Close and Downview Way.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - No response received.

ECOLOGY - No objection subject to conditions.

The site was assessed for impacts to bats with a Preliminary Bat Roost Assessment by South Downs Ecology dated 6th December 2025 supporting the application. The report identified no impacts to protected species. No further surveys are required.

Preliminary Bat Roost Assessment by South Downs Ecology dated 6th December 2025 makes recommendations for ecological enhancements in section 8. These are best secured by condition. I recommend condition ECOBNG2 - to include the recommendations in section 8 of the Preliminary Bat Roost Assessment.

POLICY CONTEXT

Built Up Boundary Area.

Lidsey Treatment Catchment Area.

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 a detached dwelling located at 34 Downview Close. This application seeks planning permission for the construction of a first floor side extension.

The proposed development is sited within a residential area with a variety of two-storey semi-detached dwellings and would remain set slightly back from the building.

The proposed development would extend over the existing single storey side extension with a depth of 6.5m and a width of 7.6m. The roof form would alter from a flat roof to a half gable and half hipped roof and would increase in height by 2.4m to 5.5m and maintain an eaves height of 2.4m. The Arun Design Guide (ADG) states that side extensions should, in most cases be set back from the front of the house by a minimum of 2m at first floor level, in order to play a subservient role to the original building. Extensions should also in most cases be set down from the existing roof ridge height by a minimum of 0.5m.

The proposed first floor side extension would be set back from the main two storey front elevation of the host dwelling, with a front dormer serving the first floor accommodation. The roof of the extension would be significantly set down from the main ridge of the host dwelling, and the extension would not extend beyond the existing parameters of the single storey side extension, retaining a significant distance between the built form and the southern side boundary. As such, the proposed first floor side extension would be a subservient addition to the host dwelling, and would not result in a terracing effect, nor harm to visual amenity.

The proposed fenestration on the rear elevation would include a rooflight. The rooflight would be proportionate in scale and would not result in harm to visual amenity. On the side (south) elevation there would be a triangular fenestration set high close to the ridge line. This detail would be minor and would not result in harm to visual amenity.

The proposed front dormer would have a width of 2.5m and a depth of 2.7m. The roof would be flat with a height of 2.5m and an eaves height of 1.3m. It is noted that there are no other front dormers within the street scene, however the proposed front dormer would be located at first floor level, and would therefore not appear at odds within the wider context, given that the area is characterised by two storey dwellings. Furthermore, the dormer would be set up from the eaves, set down from the ridge and set in from the southern flank of the extension, thus it would be a subservient addition within the roof slope.

The proposed first floor extension would be finished with roof tiles to match the existing and the proposed dormer cheeks would be finished with white cladding to match the existing, and the dormer roof would be finished in zinc. Fenestration would be finished with white UPVC to match the existing.

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

Given the size and bulk of neighbouring dwellings, the development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the host dwelling, street scene, and surrounding properties. The development is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would maintain its position set back from the front (eastern) boundary by 6.8m, from the side (southern) boundary by 5.5m, and from the rear (western) boundary by approximately 7.9m.

The proposed first floor extension would be located to the southern flank elevation of the host dwelling. Given the spacing maintained between the proposal and neighbouring properties it would be in accordance with Part M of the ADG and would not result in any overbearing or overshadowing impacts to the neighbouring dwellings.

The proposed first floor fenestration on the front, side and rear (east, south, and west) elevations would have an outlook of the host dwelling's amenity, therefore the proposal would not result in loss of privacy or overlooking to the neighbouring dwellings. Whilst some views of neighbouring gardens would be available from the proposed rear rooflight, these views would not be significantly different to those already available from the first floor fenestration, and the proposed rooflight would not result in unacceptable overlooking.

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 CATCHMENT TREATMENT AREA

The site is located within the Lidsey Treatment Catchment Area, where the management of surface water drainage is a consideration in reducing flood risk so the proposed development needs consideration under Arun Local Plan policies W DM1 and W DM3 and the National Planning Policy Framework (NPPF). A Lidsey Drainage Impact Assessment accompanies this application. The Drainage Engineers have been consulted on this application; however, no response has been received.

The proposed first-floor extension would be built over the existing single storey side extension and would not increase ground impermeability in this area. As such, the proposed development would not increase the risk of flooding elsewhere and is acceptable in accordance with policies W DM1 and W DM3 of the Arun Local Plan and the NPPF.

BIODIVERSITY

Arun Local Plan policy ENV DM5 requires all developments to achieve a net gain in biodiversity. A Biodiversity Enhancement Statement and a Preliminary Bat Roost Assessment accompany this application. The building offers negligible potential to support roosting bats and so bats and their roosts are highly unlikely to be disturbed during the proposed works assuming basic avoidance measures are adhered to. The ecology officer has been consulted and raised no objection to the proposal subject to specific mitigation measures outlined in section 8 of the Preliminary Bat Roost Assessment are fully delivered. However, it is not reasonable to require such a condition, given the existing site circumstances and that the proposal would not result in harm to protected species. Notwithstanding this, an informative has been attached to this planning permission to advise the applicant of the measures set out within the submitted PRA and encourage such measures to be implemented.

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 Plans and Elevations 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: The applicant is advised that the ecological mitigation and enhancement measures outlined at Sections 7 and 8 of the submitted Preliminary Bat Roost Assessment, prepared by South Downs Ecology, should be implemented in accordance with the details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter.

- 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.