

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

REF NO: Y/47/26/HH

LOCATION: Flints
Hoe Lane
Flansham
PO22 8NP

PROPOSAL: Part single, part two-storey rear extension, and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

Y/37/26/NMA	Non material amendment following the grant of Y/53/25/HH for proposed widening and change from pitch to flat roof to single storey rear extension.	Refused 14-07-26
Y/53/25/HH	Part single, part two storey rear extension, dormer extension and alterations to fenestration.	ApproveConditionally 28-10-25

REPRESENTATIONS

Yapton Parish Council - No response received.

No representations were received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Engineers (Drainage) - Objection raised in relation to runoff destination and extreme rainfall and flooding.

POLICY CONTEXTNitrate Vulnerable Zones 2021 Designations
Aldingbourne Rife NVZ
Prone to Groundwater Flooding
TPO/Y/1/18
Areas of Character Flansham

Area of Special Control (Adverts)
 Lidsey Treatment Catchment
 Archaeological Notification Areas
 Outside Built-Up 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)
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
HERDM4	HER DM4 Areas of Character
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

SITE HISTORY

Application reference Y/53/25/HH sought planning permission part single, part two storey rear extension, dormer extension and alterations to fenestration. The approved scheme was broadly similar to the current proposal. Since the grant of permission, the dormer extension has been constructed. The current application seeks amendments to the previously approved scheme, principally relating to the width of the single-storey rear extension.

DESIGN AND VISUAL AMENITY

The site is a detached two-storey dwelling set within a large plot. Planning permission is sought for a part single, part two-storey rear extension together with associated alterations to fenestration.

The proposed single-storey rear extension would measure approximately 4.8m in depth and 8.5m in width, partially adjoining the existing rear projection. It would have a flat roof form with a maximum height of approximately 3.3m, inclusive of lantern roof lights. External materials would comprise brickwork and flint to match the existing dwelling, in accordance with the guidance contained within the Arun Design Guide (ADG).

The extension would include large bi-fold doors within the rear elevation and two centrally positioned lantern rooflights. Whilst the design would have a more contemporary appearance than the host dwelling and exceeds the ADG guideline depth of 3.3m for single-storey rear extensions, the extension would remain proportionate to the existing property. Due to its siting to the rear, it would not appear visually prominent and would not be visible from the street scene. As such, it would not result in harm to the character or appearance of the dwelling or the surrounding area.

The first floor extension would measure approximately 4.7m in width and 3m in depth, extending over the existing rear projection. The extension would be finished in anthracite-coloured cladding, differing from the materials approved under application Y/53/25/HH. However, the cladding would complement that already used on the recently constructed dormer extension and, due to the rear location of the

development, would not be readily visible from the public realm.

The first floor extension would increase the bulk and massing of the roof form, although it would not exceed the existing ridge height. The first floor extension would replace an existing catslide roof form, however the hipped roof form of the first floor extension would reflect the character and appearance of the host dwelling and the proposal would be of a size and scale that would be a subservient addition to the host dwelling. The proposed first floor extension would not result in harm to the visual amenity of the host dwelling, street scene or wider area.

The proposed fenestration alterations include new openings within the existing rear (east) projection and within the first-floor extension, together with the installation of French doors within the side (north) elevation. Existing windows within the ground-floor rear section of the south elevation would be removed and blocked up. All proposed windows and doors would be designed to match the appearance of the existing fenestration and would be acceptable.

Overall, the proposal would not result in harm to the character or appearance of the dwelling, street scene or wider area, and would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

RESIDENTIAL AMENITY

The single storey extension would be set in approximately 13m from the boundary with the north (side) neighbour, Bonhams. There are large scale windows proposed to the east elevations, but as these windows would have an outlook of the rear garden, the proposed extension would not result in increased overlooking impacts. As a result of its scale and siting, this element would not result in any overbearing, overshadowing, or overlooking, and would not result in harm to residential amenity.

The first floor extension would be sited approximately 6m from the boundary with the north (side) neighbour, Bonhams. Given the siting and scale of the proposed extension, this element would not result in any overshadowing or overbearing impacts to neighbouring properties. Fenestration is proposed within the eastern elevation of the extension at ground and first floor levels. The outlook from this fenestration would not be dissimilar to the views available from the existing ground and first floor level fenestration within the eastern elevation, and the proposal would not result in additional overlooking or loss of privacy.

There are proposed alterations to fenestration including a set of patio doors within the north elevation, serving the rear garden of the host dwelling. 1 No. window is removed from the south elevation and 2 No. windows are introduced within the east elevation. Both would serve the rear garden and would not result in increased overlooking impacts.

The proposed extension would not harm the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the ADG.

LIDSEY TREATMENT CATCHMENT 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 in the locality.

It is noted that the proposed single-storey extension would largely occupy an area of existing hardstanding, whilst the first-floor extension would be constructed above the existing built form. It is also a material consideration that a development of broadly similar scale could potentially be implemented under permitted development, provided a small gap were retained between the rear projections. There are no planning conditions in place removing such rights. Consequently, a comparable extension could be constructed without the need for planning permission and would likely have a similar impact in drainage terms. Significant weight is therefore attributed to this fallback position.

It is noted that the Council's Drainage Engineers have raised an objection to the proposal. However, the development would not increase the extent of impermeable area and planning permission has previously been granted for a scheme of similar scale. As such, for the reasons outlined above, the development would not increase the chances of flooding elsewhere in the district. The proposal is therefore in accordance with ALP policies W DM1 and W DM3.

HERITAGE

The application site is located within the Flansham Area of Character, which is identified as an Area of Character and considered a non-designated heritage asset under the National Planning Policy Framework (NPPF). Developments within such areas should aim to preserve and enhance the special character and significance of the non-designated heritage asset.

Flansham Area of Character is a historic hamlet characterised by its rural setting, with linear residential development. Most of the houses along Hoe Lane dates from the 19th or early 20th century, with brick and flint widely used. The neighbouring property to the north, Bonhams, is a locally listed non-designated heritage asset.

Policy HER DM4 sets out criteria for which proposals within Areas of Character must meet to be acceptable. These include the retention of buildings and other features that preserve and enhance the special character of these areas.

Policy HE5 of the NPPF (2026) states that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. In this instance, whilst a heritage statement has been submitted, it is limited in scope and does not fully address the requirements of the NPPF. Notwithstanding this, given the modest scale and nature of the proposals, sufficient information is available to assess the impact of the development. The applicant is, however, advised to have regard to relevant national guidance when preparing future submissions.

Policy HE7 of the NPPF (2026) requires the impact of development on non-designated heritage assets to be carefully assessed. Where harm is identified, this must be balanced against the benefits of the proposal, taking into account both the significance of the asset and the scale of the harm.

The proposed works would be appropriate to their context and would not harm the character or visual appearance of the property or the wider Area of Character. They retain the character of the area and preserve the significance of the asset. Furthermore, the dwelling is set well back from Hoe Lane and accessed via a long private drive, limiting visibility from the public realm. The proposal would not result in harm to the non-designated heritage asset and as such would be acceptable in accordance with ALP policies HER SP1 and HER DM4 and the NPPF (2026).

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 drawings:

- Site Location
- Proposed Floor Plans
- Proposed Elevations

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.