



Arun District Council
 Maltravers Road
 Littlehampton
 West Sussex BN17 5LF
 Tel: 01903 737756
www.arun.gov.uk

Application to determine if prior approval is required for a proposed: Larger Home Extension
 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	18
Suffix	
Property Name	
Address Line 1	West View Drive
Address Line 2	
Address Line 3	West Sussex
Town/city	Yapton
Postcode	BN18 0JR

Description of site location must be completed if postcode is not known:

Easting (x)	497957	Northing (y)	102444
Description			

Applicant Details

Name/Company

Title

Mr

First name

Tobias

Surname

Roberts-Davies

Company Name

Address

Address line 1

18 west view drive

Address line 2

Yapton

Address line 3

Town/City

Arundel

County

Country

United Kingdom

Postcode

Bn18 0jr

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

Important - Please note that:

- This application is specifically for a 'larger' single storey rear extension to a house, and the questions below are particular to determining the eligibility of proposals for this extension type.
- Other kinds of home extensions do not use this 'prior approval' process and should not be applied for using this type of application.
- There are additional permitted development conditions that apply to all home extensions which are not covered in the questions below, [they can be reviewed in our common projects section](#). If your proposals do not meet these conditions, it is advisable not to continue with this application.

Please indicate the type of dwellinghouse you are proposing to extend

- ☐ Detached
- ☒ Other

Will the extension be:

- a single storey;
- no more than 4 metres in height (measured externally from the natural ground level); and
- extend beyond the rear wall of the original dwellinghouse (measured externally) by over 3 but no more than 6 metres.

Note that where the proposed extension will be joined to an existing extension, the measurement must represent the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

- ☒ Yes
- ☐ No

Is the dwellinghouse to be extended within any of the following:

- a conservation area;
- an area of outstanding natural beauty;
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- the Broads;
- a National Park;
- a World Heritage Site;
- a site of special scientific interest;

- ☐ Yes
- ☒ No

Description of Proposed Works

Please describe the proposed single-storey rear extension

This application seeks approval for a single-storey rear extension at 18 West View Drive. Please note that while a side extension is also proposed, it is excluded from this specific assessment as it will be constructed strictly in accordance with standard Permitted Development (PD) rights.

Dimensions and Scale:

The proposed rear extension will provide a total external footprint of 36.05m², spanning the full width of the original dwelling. This includes the area currently occupied by the existing 1930s lean-to kitchen. The structure will have an external depth of 6.0 metres and a total width of 7.0 metres. Internally, the space provides a clear depth of 5660mm and a width of 6370mm, creating a combined kitchen and dining area for the growing family.

Access and Structural Works:

Internal access to the new space will be facilitated via two points. The existing uPVC double French doors leading from the playroom and a newly configured hallway from the existing kitchen. Both openings will utilise the existing lintels; therefore, no further structural alterations or additional steelwork will be required for this entry point.

Glazing and Building Regulations:

The rear elevation will feature a set of sliding doors with a maximum width of 5000mm, complemented by a 1700mm wide window on the side elevation. The total external wall length of the extension is 19 metres, of which 6.7 metres in total is glazed. This represents a glazing proportion of 35.26%, note; this is linear metres and not total surface area, which would produce an even lower proportion of glazed vs unglazed surface area. It is acknowledged that this exceeds the standard 25% glazing-to-floor-area ratio; consequently, compliance with Building Regulations Part L will be demonstrated via SAP calculations to ensure thermal efficiency.

Boundary and Height Constraints:

The external flank wall between Number 17 and Number 18 is to be situated on the existing fence line, serving as the new boundary between the two properties. In strict adherence to Permitted Development criteria for structures within 2 metres of a boundary: The eaves height will not exceed 3 metres and the maximum ridge height will not exceed 4 metres.

Measurements

Please provide the measurements as detailed below.

Where the proposed extension will be joined to an existing extension, the measurements provided must be in respect to the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

How far will the extension extend beyond the rear wall of the original dwellinghouse (in metres, measured externally)

6.00	metres
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What will be the maximum height of the extension (in metres, measured externally from the natural ground level)

4.00	metres
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What will be the height at the eaves of the extension (in metres, measured externally from the natural ground level)

3.00	metres
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Adjoining premises

Please provide the full addresses of all adjoining premises to the house you are proposing to extend. This should include any premises to the side/front/rear, even if they are not physically 'attached'

House name: Number: 21 Suffix: Address line 1: West View Drive Address Line 2: Town/City: Yapton Postcode: BN18 0JR
House name: Number: 17 Suffix: Address line 1: West View Drive Address Line 2: Town/City: Yapton Postcode: BN18 0JR

Declaration

I/We hereby apply for Prior Approval: Larger home extension as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Tobias Roberts-Davies

Date

29/12/2025