

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

REF NO: **AW/201/12/**

LOCATION: 1 Heghbrok Way
 Bognor Regis
 West Sussex

PROPOSAL: Rear extension and open porch to front elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed rear extension measures approximately 7.2m in width, maximum depth of 3.9m. Flat roof element is 2.6m in height, pitched roof element 4.6m in height.
SITE AREA	Approximately 290 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front is open to the highway, rear has hedging approximately 1.8m-2m in height, east side boundary has wall 1.5m-1.8m in height, west side boundary has close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Semi-detached bungalow with detached garage on western side and covered car port. The property has smooth rendered walls painted cream, brown tiled roof with white window frames.
CHARACTER OF LOCALITY	Residential cul-de-sac comprising semi-detached bungalows of similar style and design.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Aldwick Parish Council

Members have no objection to this application.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
Tree Preservation Order 2/58
PDR Open Plan Condition

The Emerging Arun District Local Plan has recently been approved by the Council and is therefore a material consideration of this planning application. It remains subject to public consultation and the formal adoption process as a whole, and it is therefore of very limited weight in terms of the decision making process at this stage.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	DEV19	Extensions to existing residential buildings
	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application seeks to construct an extension on the rear of the semi-detached bungalow comprising a kitchen and conservatory with an open fronted porch.

The proposed rear extension will be the full width of the dwelling and the conservatory will be sited to the boundary with the neighbouring property No 3. This property has a flat roof extension which is sited to the boundary with No 1 and the proposed conservatory which has a flat roof will be the same height as No 3 and will be set in line with this structure. The kitchen extension which has a pitched roof will extend out further than the conservatory by approximately 0.9m. It should be noted that the proposed extension mimics the existing extension at No 3 which was constructed in the 1980's.

There are no properties on the western side and the properties to the rear in Bradlond Close are sited approximately 17m away. As previously reported No 3 has a similar extension on the rear so it is not considered that the extensions would be overbearing or cause loss of outlook.

The proposal also seeks to construct an open fronted porch with the pitched roof being finished with plain clay tiles. The extensions by reason of their design and scale are visually subservient to the host dwelling and although the porch will be readily visible to the front it is not considered that the proposal would be out of keeping within the street scene or surrounding residential area.

It is therefore recommended that the application be approved, subject to conditions.

HUMAN RIGHTS ACT

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 for 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

Duty under the Equalities Act 2010

In assessing this proposal a neutral impact has 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).

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: 1:1250, Block 1:500 Drg No 11264/06, Proposed Floor 1:50 Drg No 11264/04, Proposed Elevations 1:100 Drg No 11254/05 received on 31st August, 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roof of the extension and roof of the porch hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character)and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19

THE NATIONAL PLANNING POLICY FRAMEWORK

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.