

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

REF NO: AW/272/21/HH

LOCATION: 73 Marlborough Court
Bognor Regis
PO21 5QJ

PROPOSAL: Single storey rear extension and conversion of garage to kitchen

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension and conversion of garage to kitchen.
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REPRESENTATIONS

Aldwick Parish Council - No Objection.

1 Letter of Objection received from nearby occupiers:
- Concerns over the size and scale of the extension.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Also Section M of the Design Guide is relevant relating to extensions.

Aldwick does not have a made neighbourhood plan but does have a Parish Design Statement with the property being located within Area 15, West Meads.

DESIGN AND VISUAL AMENITY

The property is a detached single storey bungalow to south of Marlborough Court. The dwelling is constructed of brick with a pitched tiled roof. There is an attached garage to front side (east), garden to front (north west) and rear (south east). The neighbouring properties are 71 Marlborough Court to north east and 75 Marlborough Court to south west.

The proposals are for a single storey rear extension and conversion of garage to kitchen.

The proposed single storey rear extension will be sited to the rear (south east) corner of dwelling and its new pitched roof will also run along the side (north east) of the property over the existing garage. As a result the proposed pitched roof of extension will be higher than existing garage roof so will be visible from street scene.

Whilst the surrounding area is mostly open in character with open front gardens the neighbouring property number 75 Marlborough Court to west has an extension to front which is similar in design making the proposals to be not out of character with surrounding area in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

The existing garage will have only internal alterations so the dimensions will not alter externally except the roof of the existing garage will be converted into a pitched roof joining to the new extension to rear.

Whilst the new pitched roof is visible from street scene, the existing garage is set back from front boundary by around 17.26m so the impact on the street scene is reduced so does not adversely impact street scene or character of surrounding area. Also the pitched roof design seems to visually integrate with main dwelling roof and is visually subservient so complies with policy D DM1 and D DM4 of the Arun Local Plan.

The conversion of garage to kitchen will contain one new window (3 window panes) to front (north west) and one new rooflight to side (north east) roof plane.

The single storey rear extension has a length of approximately 2.66m running along side (north east) elevation, a width of approximately 4.715m and a depth of 2.00m jutting out from rear (south east) elevation. The height to top of pitched roof is approximately 5.24m. There will be two new sets of windows to rear (south east) elevation and one new single door to side (south west) elevation.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of size and scale. It states for front extensions in particular must consider their impact on the surrounding street scene, and are more likely to be acceptable on streets with a staggered or set-back building line, located outside Conservation Areas. The proposal is set back from street scene and ensures continuation of existing building design in terms of details and materials so complies.

The proposed materials will be required to match the existing dwelling and thereby seek a visual

continuation/connection of the proposal so as to comply with policies D DM1 and D DM4 of the Arun Local Plan.

PARKING

Due to loss of existing garage there will be reduced parking availability however due to driveway of around 17.37m retained to front 2 spaces still seem to be available so complies with policy T SP1 and Arun Parking Standards.

RESIDENTIAL AMENITY

The proposed rear extension will have a length of approximately 2.66m running along side (north east) elevation, a width of approximately 4.715m and a depth of 2.00m jutting out from rear (south east) elevation. The height to top of pitched roof is approximately 5.24m. Due to less than 0m remaining to side (north east) boundary there will be increased risk of overshadowing or overbearing effects to neighbouring property number 71 Marlborough Court to north east. However due to being at single storey, a gap of around 0.95m remaining to neighbouring property and the sloping away nature of the proposed roof the extent of overshadowing or overbearing effects are reduced so is acceptable.

Due to new windows to front (north east) there is no increased risk to overlooking to neighbouring properties to front due to large distance to front boundary and location of road.

Due to two new sets of windows to rear (south east) elevation there is increased risk to overlooking to neighbouring property to north east however due to siting of rear extension beyond building line to north east there is no adverse impact to overlooking into neighbouring property number 71 to north east so is acceptable.

The new roof light to north east roof plane is at high level so does not cause adverse harm to overlooking to north east.

The one new single door to rear side (south west) elevation will not cause increased overlooking effects to neighbouring property number 75 due to extension being at single storey, existing boundary fence to south west boundary and a gap of around 8.48m remaining to boundary so is acceptable.

Due to 5.6m retained to rear (south east) boundary there is no adverse harm to overlooking to rear properties.

Due to the siting and design of the extension, it is not deemed to result in adverse overbearing, overshadowing or overlooking upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such 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

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.

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:

- Site Location & Block Plan Dwg No. 3 (10) (01)
- Existing Elevations Dwg No. 3 (30) 01
- Existing Ground Floor Plan and Roof Plan Dwg No. 3 (20) 01
- Proposed Ground Floor Plan Dwg No. 3 (22) 00
- Roof Plan Dwg No. 3 (22) 02
- Proposed Elevations Dwg No. 3 (32) 01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.

- 4 The materials and finishes of the external walls (and roof(s) of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.