

Recommendation Report for Prior Notification for Householder Extension

REF NO: AW/276/20/PDH

LOCATION: 22 Raleigh Road
Rose Green Road
Bognor Regis
PO21 3NA

PROPOSAL: Notification under extended permitted development rights for a single storey rear extension measuring 6m from beyond the rear wall of the original dwelling house, with maximum height of 3m and eaves height of 2.6m

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Notification under extended permitted development rights for a single storey rear extension measuring 6m from beyond the rear wall of the original dwelling house, with maximum height of 3m and eaves height of 2.6m.

REPRESENTATIONS

No objection, but concerns over overshadowing the neighbouring properties.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted. It is considered that as a result of the separation distance and the slope angle of the roof, there is not considered to be any significant loss of light to the occupiers of the neighbouring dwelling to the North.

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

CONCLUSIONS

The application relates to a single storey extension to be attached to the rear wall of the dwelling under Prior Notification otherwise known as 'Extended Permitted Development'. The Town and Country Planning (General Permitted Development) (England) Order 2015 at Schedule 2, Part 1 Class A.4(7) and (9) states that the Local Planning Authority shall take into account any representations received and consider the amenity of all adjoining premises.

The extension will measure 6m from beyond the rear wall of the original dwelling house, with maximum height of 3m and eaves height of 2.6m.

The extension will be constructed to a maximum height of 3m and will be constructed with a flat roof. It should be noted that a less long structure (4m) can be constructed under Permitted Development to a height of 4m without the need for a formal planning permission. The proposal, for this reason, is not considered to give rise to any loss of privacy due to outlook or any harmful loss of light. The additional length of this proposal would have some effect on neighbouring amenity but not sufficient to result in a refusal.

For the above reason, it is not considered that the extension would have a significant impact on the residential amenity over what could be constructed by the applicant under the GDPO without permission or prior approval and is considered acceptable.

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

NO OBJECTION