

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

REF NO: AW/288/18/HH

LOCATION: 8 Osborne Way
Bognor Regis
West Sussex
PO21 3DN

PROPOSAL: Single storey front extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey pitched roof extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

Aldwick Parish Council: Object this application. Their Comments are summarised as follows:

Strongly oppose the application.

Proposal not in keeping with existing dwelling - Does not sympathetically relate to and is not visually integrated with existing building in siting, massing, design and materials.

Would have adverse overlooking, overshadowing or overbearing effect on neighbouring properties.

Proposal is in conflict with policies D DM4 of the Arun Local Plan and page 7 of the Parish Design Statement.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Within Built -up Area

Pagham Harbour Access Management Zone B.

2km Buffer for SSSI: Pagham Harbour and Bognor Reef.

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
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 key Policy considerations in the determination of this application are deemed to be SD SP1, D DM1, D DM4, D SP1 and T SP1 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy T SP1 sets out criteria for which applications must be assessed against regarding transport and development, in order to ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles. Of note is Criterion D whereby:

The Council will support transport and development which:

d. Incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact of development upon on-street parking

DESIGN AND VISUAL AMENITY:

Objection has been raised by Aldwick Parish Council where they consider that the proposal is not in keeping with existing dwelling. They state that it does not sympathetically relate to and is not visually integrated with existing building in siting, massing, design and materials.

Objection has been raised by the Parish Council where they consider that the proposal is in conflict page 7 of the Parish Design Statement. Page 7 of the Parish Design Statement gives guidance on future development, open spaces and Infills. With regard to guidance on future development it states that:

.....However, new development should "fit in" with the context of the Character Area.

The host dwelling faces toward Rose Green Road which is part of Character Area 7: Rose Green. The Parish Design it describes Rose Green Road. It states that the western end of this very long road, was developed in 1928 and many of the buildings in this area are of this period. They are a mixture of terraced cottages and bungalows.

Front extensions (porches) are not features within this part of the estate development to which the host dwelling forms. While this gives this section of the estate a uniformity, Officers consider that this should not automatically preclude all front extensions within this part of the estate. Further within the estate Officers note that similar front projecting elements, to that proposed, feature. From an assesment of the

plans and Officer's visit, the proposal would be acceptable in design terms as it would be of a size and scale that harmonises with the original dwelling. The proposal would not be unduly prominent or out of keeping with the design and external appearance of the application dwelling.

With regard to the streetscene it is considered that given the modest size and scale of the proposal along with the host dwelling being set back from the road a significant amount, over 6.0m, that it would not have a detrimental impact upon the street scene. Additionally, some properties along Rose Green Road, which the host dwelling faces out toward, feature front projecting elements.

The proposed external materials are:

Walls: Existing: Brick - Proposed: Brick

Roof: Existing: Concrete Tiles - Proposed: Concrete Tiles

Windows/Doors: Existing: uPVC -Proposed: uPVC

Officers consider that the proposed materials would match the existing. However, as no full details have been provided a condition requiring the materials to match (roof tiles and brickwork) those used in the existing dwelling would be reasonable and appropriate.

It is considered that the proposed extension would sympathetically relate to and would be visually integrated with, the existing building in siting, massing, design, form scale and materials and would comply with Policy D DM1 and criteria a, b, d and e of Policy D DM4 of the Arun Local Plan 2011-2031.

RESIDENTIAL AMENITY:

Objection has been raised by Aldwick Parish Council where they consider that the proposal would have adverse overlooking, overshadowing or overbearing effect on neighbouring properties.

The front extension would be set in from the boundary of adjoining property no.6 by approximately 1 metre to the bottom of the proposed pillar (brick portion). The part of the extension closest to the common boundary of no. 6, would be open sided with the nearest wall of the proposal set in from the common boundary by approximately 2.42m. It is considered that the proposal would not have an overshadowing or overbearing effect upon the occupiers of adjoining and neighbouring properties.

Any overlooking would be out toward the highway and over areas to the front of dwellings that are used for parking, areas that are already overlooked. Therefore no detrimental overlooking would occur.

The proposal would comply with policies D DM1 and D DM4 criterion 3 of the Arun Local Plan and The Aldwick Parish Design Statement with regard to Page 7 and Area 7: Rose Green.

PARKING AND HIGHWAY SAFETY:

The proposal does not include any additional bedrooms and would not encroach on any areas currently used for off-road parking, maintaining the previously approved level of parking. As the proposal would not extend beyond the front garden of the dwelling the extension would not have an impact on the access to the parking area to the front and that safe access would be available and the proposal would comply with Policy T SP1 of the Arun Local Plan.

SUMMARY:

It is recommended that, having regard to the above assessment, the planning application is granted subject to appropriate and reasonable conditions.

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 Plan
Block Plan
Existing Floor Plans and Elevations
Proposed Floor Plans and Elevations
Proposed First Floor and Second Floor Plans

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

- 3 The materials and finishes of the external walls and roof of the extension 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 and D DM4 of the Arun Local Plan.

- 4 **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.