

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

REF NO: AW/349/18/HH

LOCATION: 5 Selsey Avenue
Bognor Regis
PO21 2QZ

PROPOSAL: Two storey side extension and single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes to remove an existing garage and construct a two storey side extension and a single storey rear extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council provided no response.
No representation from nearby occupiers.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

Natural England - No comment to make on the application. Full comments are online.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldwick does not have a 'made' Neighbourhood Plan but does have a Parish Design Statement which is of relevance to the application. The property falls within Area 13.

The site is occupied by a detached two storey dwelling with an attached garage.

DESIGN AND VISUAL AMENITY

The two storey element of the proposal is situated to the front of the property and as such is highly visible from the street scene.

The houses in the area are of a varied style and design and therefore the proposal is not considered out of keeping with the area. The proposal appears subservient and will have a hipped roof to try and ensure its visual integration with the host dwelling.

The proposal is not considered to adversely impact the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The existing garage will be removed and replaced with a two storey extension. This will be sited to the southern elevation and sit just behind the principal elevation of the host dwelling.

It will extend approximately 7.2m where it then meets with the existing rear which reduces to single storey. The height will sit just below that of the existing ridge height with eaves to match the host dwelling.

At the neighbouring property (No.3) there are 2 windows sited to the front side northern elevation. They serve as bathroom windows and whilst the proposal increases in height due to the siting of the windows and extension which is slightly behind that of the neighbouring flats and with the separation retained it is not considered to give rise to any significant loss of light or overshadowing.

A single storey extension will also be constructed to the rear. This will extend to a maximum depth of approximately 3.75m with a height around 3.25m. This does not extend beyond the rear elevation of the host dwelling or neighbouring properties and as a result is not considered to appear overbearing or overshadowing.

Additional doors are proposed to the rear of the single storey extension. With 14.8m retained to the rear boundary any views will be at single storey level and with sufficient boundary treatment it is not considered to give rise to any adverse overlooking. The rear first floor window would have views towards the neighbouring flats at No3. There are however no windows to the rear side elevation of the building and as a result it is not considered to give rise to any adverse overlooking.

The proposal is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development 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
 - First Floor Plan and Elevations - P02
 - Ground Floor Plan Elevations - P01
 - Roof, Block and Location Plan - P03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.