

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

REF NO: AW/49/21/HH

LOCATION: 10 Wyde Feld
Bognor Regis
West Sussex
PO21 3DH

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension.

RELEVANT SITE HISTORY

AW/301/10/	Single storey rear extension and loft conversion to form new 1st floor with dormer extensions	ApproveConditionally 07-02-11
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REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

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

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

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
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NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10 Aldwick Parish Design Statement

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan.

Aldwick does not have a Neighbourhood Plan but does have a Parish Design Statement with the property located within Area 10.

DESIGN AND VISUAL AMENITY

The extension will be located to the rear of the property and is not visible from the wider area.

The extension will extend from the rear of the garage along the eastern elevation, with the depth reducing slightly as it extends along the rear of the dwelling. With the development single storey in nature, it appears sympathetic in design to the host dwelling and with the materials matching the host dwelling it helps to ensure it is well integrated. Its height is modest with a flat roof.

The Arun Design Guide was recently adopted and seeks to raise design in the district. The guide states 'the scale, massing and positioning of extensions should be visually subservient to the existing property'. The proposal complies with this, being single storey in nature and appropriate in scale to the size of the dwelling.

With no viewpoints from the wider area, it accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have depth of 5m along the eastern elevation, retaining around 1m to the boundary. The extension then reduces to 3.6m where it will extend along the rear elevation meeting with an existing wall to the western side.

The extension will have a flat roof with a height of 2.75m which increases to 3.15 with the addition of rooflights.

Due to the depth of the extension to the eastern side, this would likely intersect a 45 degree angle when drawn from the windows closest to the boundary at No.12. However due to its siting, and with it not being the only opening to this elevation, it is not considered to give rise to an adverse overbearing or overshadowing impact in which a refusal is justified.

There will be doors to the rear, which will have views over the garden of the host dwelling.

As a result of the design and location of the extension, it will not result in harm upon amenity by way of overbearing, overshadowing or overlooking 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
- Location, Block, Proposed Floor Plan - Sheet 1 of 4
- Proposed Elevation and Roof Plan - Sheet 4 of 4

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 **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.