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

REF NO: AW/64/23/HH

LOCATION: 23 Regents Way
Bognor Regis
PO21 5QW

PROPOSAL: Proposed 2 storey extension, single storey rear extension, front porch and garage extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — The application seeks the construction of a front porch, a two storey side extension and a single storey side/rear extension.

REPRESENTATIONS

Aldwick Parish Council - no objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

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 are D DM1 and D DM4 of the Arun Local Plan, and guidance set out by the Arun Design Guide.

Aldwick does not have a 'made' Neighbourhood Development Plan, but does instead have a Parish Design Statement, which is of relevance. The property is in West Meads (area 1), an open plan estate centred around the village green.

DESIGN AND VISUAL AMENITY

The site is a detached two storey property on a corner plot in the open plan estate of West Meads. The property benefits from off road parking and a substantial front garden that wraps around the southern side, West Meads Village Green borders the property to the south which significantly adds to the open and green street scene.

The two storey side extension will project into the front/side garden of the property and will be highly visible in the street. The side extension is set back from the principal southeast elevation and set down from the roof ridge of the host dwelling, in accordance with Arun Design Guide. This creates visual subservience and minimises the visual impact on the wider locality. The front elevation responds well to the existing property by way of the eaves matching the height of the front porch and garage, well positioned and appropriately sized windows and materials that reflect the original character of the property.

The front dormer is compliant with Arun Design Guide in that it is not an overly dominant addition to the property, it is set back from the principal elevation and integrates well through its appropriate scale and responsive design.

The Aldwick Parish Design Statement requires front boundaries to contribute to the overall street scene and for them to not compromise the open character of the area. The property features low planting along the front boundary and a wide grassed front/side garden, allowing wide and uninterrupted views of the village green from Regents Way. The side extension projects into this grassed area and reduces it to 2m at its narrowest point, whilst altering the street scene and resulting in the loss of some open green space this does not adversely harm the character of the area given adequate green boundary treatment is preserved.

The development proposes a single storey side and rear extension both with flat roofs, this will have little visual impact upon the street scene given the front elevation does not greatly change. The side extension integrates a new garage space with the property whilst the rear extension infills the northeast corner of the ground floor, it does not project deeper than the existing rear elevation. Both are minor additions to the property that integrate well.

The garage and the front porch both project beyond the principal elevation, the front porch by 2m and the garage by 1.8m. Whilst not in compliance with Arun Design Guide the street scene has a staggered building line and features other garages and front porches similarly positioned, as such the siting of these two aspects of the development cause no harm.

The development alters the character of the property but due to the responsive design will not give rise to adverse harm upon the character of the street scene and is compliant with D DM1 and D DM4 of the Arun Local Plan and Aldwick Parish Design Statement, it is mostly compliant with Arun Design Guide.

RESIDENTIAL AMENITY

Part M of the Arun Design Guide states extensions should protect neighbouring amenity in terms of

privacy and overshadowing, considering the positioning of neighbouring buildings and responding to existing elevations through the size and positioning of doors and windows.

The two-storey side extension does not reduce the separation distance with any of the neighbouring properties and is well integrated with the dwelling, therefore it is not overbearing or overshadowing. The additional first floor windows at the rear of the property increase the level of overlooking of neighbouring rear gardens but this does not result in adverse harm. The windows are for an en-suite bathroom and dressing room, neither considered habitable rooms, and therefore it is acceptable to condition the windows to be obscure glazed and fixed closed below 1.7m to protect the privacy of 1 Queens Field Walk which is approximately 13m away, lower than the 14m guidance in ADG. The retention of 2no. conifer trees on the boundary provides additional privacy. The windows within the front and side elevation overlook spaces within the public realm and result in no harmful overlooking.

The single storey side and rear extension will have some overbearing and overshadowing effects on neighbouring property, 21 Regents Way. The side extension, which encompasses the garage, is 9.8m deep x 2.8m high and will not create any significantly different overbearing or overshadowing effects on 21 Regents Way to what is currently experienced. The flat roof of the rear extension is higher, approximately 3.2m high and runs for 2.8m along the shared boundary creating some overshadowing and overbearing effects but these are not considered adversely harmful given they are again, like those already created by the host dwelling.

With the condition in place, the development will not give rise to any unacceptably adverse overlooking, overbearing or overshadowing effects upon the residential amenity of neighbouring properties. Therefore, the proposal accords with policies D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development accords with relevant development plan policies and 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.

CIL DETAILS

This application is not CIL liable.

RECOMMENDATION

APPROVE

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 Plan
- Site/Block Plan and Proposed GF Plan 22/10/105/02 rev A
- Proposed First Floor Plan 22/10/105/03
- Proposed Elevations, Section and Roof Plan 22/10/105/04

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 2 no. first floor windows (dressing room and en-suite) in the rear elevation of the building shall at all times be and remain glazed entirely with obscure glass and kept fixed shut below 1.7m from finished floor level.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies 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.