

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

REF NO: AW/87/26/HH

LOCATION: 20 Oxford Drive
West Meads
Bognor Regis
PO21 5QU

PROPOSAL: Single storey front extension and part conversion of garage with single storey rear extensions including raising the existing flat roof on garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council - No comment on the basis that although they felt the proposal was out of line and not in keeping with other houses in the area, they did not consider these sufficient grounds for objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.
Within an area with potentially high ground water.

DEVELOPMENT PLAN POLICIES

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

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached dwelling located at 20 Oxford Drive. This application seeks planning permission for the construction of a single storey front extension and part conversion of the garage, with single storey rear extension, including the raising of the existing flat garage roof.

The proposed development is sited within a residential area characterised by detached dwellings some front porches and extensions. The surrounding area includes bungalows and two storey dwellings.

Part M of the Arun Design Guide (ADG) advises that front extensions should respect the street scene, avoid projecting beyond the predominant building line and remain visually subservient to the host dwelling. It also provides guidance that front extensions should not exceed 1.5m in depth. The proposed single-storey front porch would have a width of 3m and a depth of 2.4m and would therefore exceed this guidance.

Notwithstanding this, the porch would be set back from the front boundary by 5m, and the neighbouring western fence projects closer to the highway than the proposed porch. In addition, it is noted that the neighbouring property opposite the application site has a large side extension which extends a similar distance to the highway. As such, the proposed porch would not appear unduly prominent within the street scene. The proposed porch would have a pitched roof with a ridge height of 3.45m and an eaves height of 2.35m, which would reflect the character of the host dwelling and help the extension to appear subservient. Overall, the existing site circumstances, pitched roof form and set-back from the front boundary would reduce its visual impact and avoid a bolt-on appearance.

The proposal would be finished in Marley Cedral cement boarding in Violet Blue, including replacement of the existing hanging tiles on the front elevation with matching cladding. The roof tiles would match the existing dwelling, ensuring a cohesive appearance. It is noted that similar cladding is present within the street scene, and as such, the proposal would integrate with the existing character of the area.

The porch would include a glazed door with a full-length side panel and would be finished in uPVC to match the existing dwelling, thereby helping the proposal to integrate with the host property in accordance with Arun Local Plan policy D DM4.

Overall, the front porch would be set back from the front boundary and would not appear incongruous or prominent within the street scene and would therefore be in accordance with Arun Local Plan policy D DM4 and the ADG.

The proposed part garage conversion and single-storey rear extension would have a total width of 3.4m. The rear extension would extend 1.3m beyond the existing garage rear elevation, giving a total depth of 4m. The flat roof would increase in height by 0.25m to 2.75m. Given the depth of the proposed extension and scale of the alterations to the existing flat roof, the proposal would not result in harm to visual amenity and would be in accordance with the ADG.

The rear elevation would include a single glazed door flanked by windows either side. All fenestration would be uPVC to match the existing dwelling, helping the extension integrate with the host property in accordance with Arun Local Plan policy D DM4.

The proposal would not result in harm to the character, appearance, or visual amenity of the host dwelling or street scene and would be in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed front porch would be set back 5m from the front southern boundary, and set in 5.3m from

the eastern side boundary and 3.85m from the western side boundary. Although the porch would project 2.4m forward of the existing building line and exceed the ADG front extension depth guidance of 1.5m, it would maintain adequate separation from neighbouring boundaries.

Given its scale, single-storey form, and siting to the front of the property, the porch would not result in overbearing or overshadowing impacts to neighbouring properties. The proposed fenestration would have an outlook of the host dwelling's front amenity and highway, rather than directly towards neighbouring private amenity areas, and would therefore not result in any overlooking or loss of privacy.

The proposed part garage conversion and single-storey rear extension would remain adjoining the neighbouring garage to the west, where high boundary treatment is already present. The rear extension would project 1.3m beyond the existing rear garage wall and would be set in 1.8m from the western side boundary and 7.1m from the northern rear boundary. The rear extension would not extend beyond the rear built form of the main dwelling. Given its size, scale, separation distances, and relationship with the adjoining garage and boundary treatment, the proposal would not result in any overbearing or overshadowing impacts to neighbouring properties. The rear fenestration would have an outlook of the host dwelling's rear garden and would not result in any overlooking or loss of privacy to neighbouring properties.

Overall, the proposed development would not harm neighbouring residential amenity through overbearing impact, overshadowing, or overlooking, and is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

SUMMARY

The proposed development is in accordance 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

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 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:

- Proposed Floor Plan, Location Plan and Site Plan.
- Proposed Elevations.
- Existing Floor Plans, Elevations and Existing and Proposed Roof Plans.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.