

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

REF NO: BE/108/19/HH

LOCATION: Anderson Cottage
Shripney Road
Bognor Regis
PO22 9PA

PROPOSAL: Removal of existing conservatory, rear extension and alterations to roof to provide first floor accommodation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to increase the height of the roof to enable a first floor to be constructed. The existing rear conservatory will also be removed and replaced with an extension.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bersted Parish Council

No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Outside built up area boundary

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
SDSP2	SD SP2 Built-up Area Boundary

[Bersted Neighbourhood Plan 2014 Policy ES1](#) Design of new development

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

CONCLUSIONS

PRINCIPLE

The application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031). The proposal is for extensions and alterations to an existing building with the plot of an existing dwellinghouse. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy. In this case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun Local Plan (2011-2031).

Bersted has a 'made Neighbourhood Plan with policy ES1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal will be highly visible from the street scene. The development is not considered subservient to the host dwelling. This is a result of the scale of the changes proposed with a height increase of approximately 1.2m to the host dwelling. The proposal is however well integrated and sympathetic in appearance to the host dwelling.

The external materials will alter from render to include cladding at first floor level. As a result, the appearance will change however this is considered to improve the appearance. The surrounding properties are of a varied style and design and the alterations are not considered out of character with the area.

With approximately 12m remained to the front boundary of the site, the proposal does not appear unduly dominant.

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

RESIDENTIAL AMENITY

The dwelling will remove an existing rear conservatory and construct an extension increased in depth and height, following the ridge height of the host dwelling. The extension will have a depth of 5.5m from the original rear wall of the dwelling and this will extend the full width of the rear. This is around a 1.5m increase from the existing addition.

The dwelling will also increase the ridge height by approximately 1.2m. However, due to the siting of the property, it is not considered to result in an overbearing or overshadowing impact upon surrounding properties. The building sits close to the northern elevation however this forms a driveway for access to the property at the rear of the host dwelling. The property to the south 'Nestledown', whilst a bungalow is of similar size to the host dwelling and with no windows at first floor, the alterations are not considered to result in adverse impacts.

There will be an additional window at first floor rear gable end. There is a property located to the rear of the dwelling however with around 20m to the rear boundary and further retained to the side of the neighbouring property, the proposal is again not considered to result in adverse overlooking.

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

SUMMARY

The proposed development is deemed to accord with the 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
 - Location and Block Plan - 1544/19/P/01A
 - Proposed Floor Plans - 1544/19/P/02
 - Proposed Elevations - 1544/19/P/03

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.