

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

REF NO: BE/108/21/HH

LOCATION: 9 Bedford Avenue
Bognor Regis
PO21 5AW

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

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

REPRESENTATIONS

Bersted Parish Council - No Objection.
No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
Pagham Harbour Zone B

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

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

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**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Bersted has a made

Neighbourhood Development Plan with policy ES1 being of relevance to this application.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

DESIGN AND VISUAL AMENITY

The dwelling is a two storey terraced dwelling to north of Bedford Avenue constructed of brick with a pitched tiled roof. The property has a garden to rear (north). Neighbouring properties are 7 Bedford Avenue to east and 11 Bedford Avenue to west. The surrounding area is residential in character and contains properties of similar design.

The proposals are for a single storey rear extension sited to the rear (north) elevation. Due to siting at rear the proposal will be restricted from view from street scene so will not adversely impact street scene or surrounding character of area so will comply with policy D DM1 of the Arun Local Plan. Due to being at single storey the proposal is visually subservient to main property and the roof design visually integrates with roof design of property so complies with policy D DM1 of the Arun Local Plan.

The proposal will have a width of approximately 5.16m and a depth of approximately 4.46m. The height to top of roof ridge line will be approximately 3.97m. There will be one new double sliding door to the rear and one new single window to rear. There will be one new roof light to centre of roof plane.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of size and scale. It states that rear extensions, particularly single-storey additions which are less visible from the street, tend to be less visually obtrusive than side or rear extensions and are thable to be expressed through a wider variety of forms including innovative and contemporary architecture and roof extensions. The proposal conflicts with the Design Guide as the depth is greater than 3m however it replicates one next door and a similar extension may be possible under permitted development.

The materials consist of facing brickwork walls, plain roof tiles and felt flat roof materials, UPVC windows and aluminium doors so complies with policies D DM1 and D DM4 of the Arun Local Plan and ESD1 of the BNP.

RESIDENTIAL AMENITY

The extension will have a width of approximately 5.16m and a depth of approximately 4.46m. The height to top of roof ridge line will be approximately 3.97m. Due to the siting to rear and gap of only 0.33m remaining to both east and west boundaries there is increased risk to overshadowing or overbearing effects to neighbouring properties. However due to being at single storey and the presence of extensions at both neighbours and location of existing boundary fence the degree of overshadowing or overbearing effects are reduced and it is considered acceptable.

The Arun Design Guide states rear extensions can have significant impacts on neighbouring amenity in terms of privacy and overshadowing, particularly in terraced and semi-detached dwellings where neighbours are in close proximity. It states that in terraced houses, by keeping single-storey extensions no more than 3 metres from the rear elevation of the original dwelling. The extension does not comply (being approximately 4.46m in depth from rear elevation) and it will impact the 45 degrees test to ascertain if your proposal affects neighbours' access to light. However the neighbouring property, 11

Bedford Avenue, recently had a similar proposal approved and therefore whilst it will impact neighbouring properties to east and west it is not considered to cause excessive harm to loss of light or overbearing effects so is acceptable.

Due to the new door and new single window to rear there is increased risk to overlooking to neighbouring properties to east and west however due to being at single storey and existing boundary fence to east and west there is no adverse harm to overlooking to east or west. Due to large gap of around 13.04m remaining to rear boundary and no direct neighbours to north there is no adverse harm to overlooking to neighbouring properties to north so is acceptable.

SUMMARY

The proposed development accords with the 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 Plan

Block Plan

Existing Rear and Side Elevation Dwg No 2/22/03

Existing Side Elevation Dwg No 2/22/04

Proposed Ground Floor Plan Dwg No 2/22/05

Proposed Roof Plan Dwg No 2/22/06

Proposed Rear and Side Elevation Dwg No 2/22/07

Proposed Side Elevation Dwg No 2/22/08

Existing Ground Floor Plan Dwg No 2/22/01

Existing Roof Plan Dwg No 2/22/02

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