

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

REF NO: BE/11/26/HH

LOCATION: Ingleside
Shripney Road
Bognor Regis
PO22 9PA

PROPOSAL: Removal of existing single storey rear extension, porch and pergola. Erection of single storey rear extension, porch and garage. Associated alterations to fenestration

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bersted Parish Council - No objection.

No representations received from nearby occupiers.

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 includes a semi-detached dwelling on Shripney Road. The proposal is for the removal of existing single storey rear extension, porch and pergola, to be replaced with a new single storey rear extension, porch and garage, with associated alterations to fenestration.

The proposed rear extension would have a depth of 5.9m beyond the rear elevation, equal in depth to the neighbouring rear extension to the north. The extension would have a crown roof form, with a height of 3.6m. The extension would have a roof lantern within the flat roof section, similar to that within the roof of the neighbouring extension to the north. The extension would exceed guidance depth as per the Arun Design Guide (ADG), however, given the resultant rear garden depth and neighbouring extension, the

proposed rear extension would not result in harm to visual amenity.

The proposed garage would be constructed up to the southern boundary and in line with the front elevation, would incorporate a dummy-pitched roof, with a central flat roof section. The pitch would match the pitched roof on the front elevation, ensuring the extension would not appear incongruous on the street scene and would remain subservient to the host dwelling. The garage, being a side extension, complies with Arun Design Guide (ADG) advice in terms of scale, but would not leave a gap of 1m to the side boundary, as advised. A driveway runs along the southern boundary with the application site; as such, the garage would compromise any gaps between dwellings and not result in undue harm to the character of the street scene and locality.

The porch would have a pitched roof, extending 2m forward from the front elevation. While bulkier in design than the existing, more open porch, the structure responds well to the architectural form of the host dwelling. Although the porch would exceed the 1.5m guidance depth, the host dwelling is set back from the highway considerably and the proposal would not extend further forward than the existing porch. As a result, the porch would not appear incongruous or unduly prominent within the street scene.

The extensions would be constructed from render, brickwork, with concrete interlocking tiles used on the extension roof. The materials will match those existing. The proposal does not introduce any new materials to the street scene and as a result, works would not result in harm to visual amenity.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

The rear extension would extend in line with the neighbouring extension to the north. Slightly lower in height than the neighbouring extension, the proposed rear extension would not result in any overbearing or overshadowing impacts to this neighbour. The extension would be set in 3.5m from the southern side boundary and as such, the rear extension would not result in any harm to the neighbour to the south. The porch, set at the front of the property, would also have no impact by way of overbearing or overshadowing, owing to its small scale and siting on the host dwellings frontage.

The proposed garage would be 1.6m higher than the boundary fence, which separates the host dwelling from a driveway serving Rosebank House. Any overshadowing impacts would be isolated to this driveway; and given its use, the limited overshadowing impacts would not be unduly harmful.

Fenestration within the extension, porch and garage would have an outlook of the rear garden and property frontage and would not be significantly different to the views currently achieved.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring amenity.

SUMMARY

The proposal 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:

- Location Plan, Block Plan and Proposed Floor Plans P.01 B.
- Proposed Elevations P.02.

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.