

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

REF NO: BE/123/18/HH

LOCATION: Liseve Lodge
84 North Bersted Street
Bognor Regis
PO22 9AQ

PROPOSAL: Retention of single storey covered structure for eating area, summer house & extension to existing shed. This application affects the character & appearance of the North Bersted Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks the retention of a single storey covered area to the north east elevation of the dwelling, a log cabin and an extension to an existing outbuilding.
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bersted Parish Council

Bersted Parish Council provided no objection.

1 letter of objection from a nearby occupiers.

- The conservation area is being destroyed.
- The window looks into our property and should be frosted.
- The sheds are unsightly to look at.

Comments noted.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Outside built up area boundary
Conservation Area

DEVELOPMENT PLAN POLICES

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
CSP1	C SP1 Countryside
HERDM3	HER DM3 Conservation Areas

Bersted Neighbourhood Plan 2014 Policy ES1 Design of new development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The application site is located outside of the built up area boundary as defined in SDSP2 of the Arun Local Plan. The proposal is for extensions and alterations to an existing building within the plot of an existing dwellinghouse. However the proposal is in accordance with CSP1 of the Local Plan as it is in accordance with DDM4 of the plan. Development can be in accordance with CSP1 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 DDM1 and DDM4 of the Arun Local Plan.

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 is located to the side of the dwelling and to the rear garden. However due to the siting of the dwelling away from the street scene and behind that of No 82. the development is not visible from the wider area.

The development is modest in size with the covered area extension appearing sympathetic in appearance to the host dwelling. The material used in the construction of the covered area and outbuildings are also considered to help the proposal blend in with the surrounding environment.

Whilst there are a number of outbuildings in existence, the plot is large and therefore sufficient space is retained to ensure the site does not appear overdeveloped.

Due to the siting of the host dwelling none of the proposal are visible from the wider area and as a result are not considered to adversely impact upon the Conservation Area and accord with HER DM3 of the Arun Local Plan.

The development due to their siting and design is not considered to impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The single storey covered area extends along the full side elevation of the dwelling and towards the north eastern boundary for 4.8m. It has a height of approximately 2.6m and is open in appearance with 3 posts to support the structure. The host dwelling and extension is set below that of the properties to the

rear and as a result does not extend above the fence line and is not considered to appear overbearing. With the structure being open in appearance it is not considered any views would be additional that which could be achieved by standing in the rear garden.

The proposed log cabin is situated around 10.5m to the north east of the host dwelling. The structure is 5m in width and 4.8m in depth to a height of 2.5m with a shallow pitched roof. There are 2 windows and a door to the front which overlook the rear garden with 23m retained to the north western boundary. Again due to the siting below that of the neighbouring property, 2.3m to the boundary and fencing in place the outbuilding does not appear adversely overbearing or overshadowing.

The shed extension is modest in size with a depth of 3m by 2.5m width. This is sited to the rear of the existing shed and as such is close to the boundary retaining 0.9m. The structure has a lean to roof which meets with the existing at 2.45m. Again due to its siting due to the sufficient boundary treatment there are not considered to be any adverse impacts to nearby occupiers as a result of the development.

The proposed are not considered to give rise to any adverse impacts upon neighbouring amenity by way of overshadowing, overbearing or overlooking 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 approved shall be carried out in accordance with the following approved plans
 - Proposed Floor Plans - 000
 - Location and Block Plan
 - Proposed Elevations - 002

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 2 **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.