

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

REF NO: BE/132/20/HH

LOCATION: 394 Chichester Road
 North Bersted
 Bognor Regis
 PO21 5BU

PROPOSAL: Part two storey part single storey rear extension and open oak frame porch

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey and single storey extension to the rear. A porch will also be constructed to the front.

REPRESENTATIONS

Bersted Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

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

[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 key policies considered are D DM1 and D DM4 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 bulk of the development is situated to the rear of the property and as such not visible from the wider area.

The extensions will add bulk to the rear of the property however appear subservient and well integrated with the host dwelling. Materials will match existing.

A porch will also be constructed to the front of the property. This will have a depth of around 1.5m with a pitched roof to 3.5m. This does not appear unduly dominant upon the front elevation and retains around 11m to the front boundary.

The surrounding properties are mixed in appearance and the proposal are not considered to result in the property appearing out of character with the area.

Due to the siting and design of the proposal, it is not considered to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The addition to the rear will extend at two storey depth for 4m, it will then reduce to single storey for a further 3m. The two storey addition will extend from the ridge line of the host dwelling. The single storey addition will have a height of 3.15m with a flat roof.

Whilst the extensions will add bulk to the rear due to the siting, with approximately 2.7m to the north western boundary and just under 1m to the south eastern it is not considered to appear overbearing or give rise to adverse overshadowing upon neighbouring properties. The first floor extension is also not considered to impact a 45 degree angle when drawn from the first floor windows closest to the boundary.

There will be an additional ground floor window to the side elevation however with boundary treatment and planting in place, at single storey level it is not considered to result in adverse overlooking. Doors will open out onto the rear garden.

To the first floor there will be 2 rear facing windows, one serving as a juliet balcony however a minimum of 18.7m is retained to the rear boundary and not considered to give rise to additional adverse overlooking.

Due to the siting and design of the proposal, it is not considered to result in adverse harm upon amenity by way of overbearing, overshadowing or overlooking and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with 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
 - Proposed Elevations - Rev B
 - Proposed Floor Plans - Rev B
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 The flat roof area hereby permitted shall not be used as a balcony.

Reason: In the interests of the amenities of adjacent residential properties in accordance with D DM1 and D DM4 of the Arun Local Plan.
- 4 **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.