

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

REF NO: BE/143/20/HH

LOCATION: Anderson Cottage
Shripney Road
Bognor Regis
PO22 9PA

PROPOSAL: Removal of existing conservatory & erection of pitched roof single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to erect pitch roof, single storey extension measuring 6.5m in depth across the entire width of house.

RELEVANT SITE HISTORY

BE/108/19/HH	Removal of existing conservatory, rear extension and alterations to roof to provide first floor accomodation	ApproveConditionally 06-12-19
BE/103/01/	Single storey rear extension	ApproveConditionally 14-12-01

REPRESENTATIONS

Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Outside of Built up Area Boundary
A.S.C

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan.

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.

Bersted has a neighbourhood plan. Policies ES7 and ES5 are of relevance to this application.

Key issues for consideration

- Appearance, high quality design
- Overbearing, Overshadowing
- Development outside of the Built up Area Boundary (BUAB)

Appearance

The proposed extension is to project in alignment with the rear elevation of the building by 6.5m in depth and extend across the dwelling's entire width and be built of material to match the existing. Its roof is to be a continuation of the existing roof plains and the eaves line will match the exiting dwelling. The proposed fenestration is thought to be of a suitable scale and sit comfortable against the existing although it is noted that there has been a departure from the leaded lights, this is not thought to be detrimental to the application. The extension will not be visible from the street scene and it is therefore believed that the scale and style of the extension will sit harmoniously alongside the existing dwelling and as such will accord with D DM1 and D DM4 of Arun's Local Plan.

Overbearing, Overshadowing

It is proposed that the extension will project from the entire width of the rear portion of the bungalow, maintaining the current eaves height of approximately 2.5m from the boundary. The bungalow itself sits in a modest plot that is comparable to others in the locality. It is not proposed that it will encroach any closer to its relevant boundaries, maintaining 1.2m to the Southern boundary and a little over 600mm from the Northern. A continuous ridgeline has been proposed which is believed to tie the extension to the existing house well. There is no fenestration to side elevations which could lead to a feeling of perceived overlooking, with all proposed fenestration to face into private amenity space. Therefore, it is not felt that the proposed extension will be overbearing or overshadow its neighbours and accord with policies DDM1 and DDM4 of Arun's Local Plan.

Development outside of the BUAB

As the development is to an existing dwelling it is not thought that this development will negatively affect

its countryside location and therefore it is not believed to conflict with policy ES7 of Bersted's Neighbourhood 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;
-Existing and Proposed Floor Plans 1676/20/P/02
-Proposed Elevations 1676/20/P/03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 of the Arun Local Plan.
- 3 The roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DDM1 and DDM4 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.