

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

REF NO: BE/1/21/HH

LOCATION: 37 Mansfield Road
Bognor Regis
PO22 9EZ

PROPOSAL: First floor loft conversion and rear extension for ground floor kitchen/living area with bedroom above. New open front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bersted Parish Council: No objection

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Pagham Harbour Zone B
Within the Built Up Area Boundary
2km Buffer for Site of Special Scientific Interest

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:

NPPDG	National Design Guide
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 proposal includes an open front porch

DESIGN AND VISUAL AMENITY

The development seeks to perform various extensions and alterations to the host dwelling. This includes a first floor extension and conversion of the roof space of a significant scale. As a result of the scale of the proposals, and the siting of the extensions, there is a change in appearance to the host dwelling, when viewed from the public realm and the street scene of Mansfield Road. It must be noted that this alone does not prescribe refusal of the application as it has to be established as to whether the proposal would result in any significantly harmful impact upon the host dwelling or its locality.

The area has a varied and mixed character due to the mix of dwelling styles, sitings and scales. The development is considered to only contribute to this mixed character through the creation of a dwelling of a high amenity value. The first floor extension is not considered to appear subservient to the host dwelling as a result of its significant scale. However, it is well integrated with the host dwelling, in that the eaves height and ridge height of the proposal match those of the host dwelling, as do materials. The development adds to the varied character and spatial pattern of the area. As a result, whilst it is easy to conclude that the first floor extension is not subservient to the host dwelling, the development as a whole is of a good design, and have no harmful impact on the character of the locality.

Additionally, the Arun Design Guide explains in section M that alterations to a dwelling house should compliment the existing character and appearance of the building and wider landscape. With other dwellings within the locality having dormers the proposed scheme is well integrated which is achieved through the simple design and unobtrusive form. As well as this the use of converting the roofscape through he hipped to gable and extension allows the proposal to further follow the design guide which specifies to the proposals should avoid large, flat topped alterations.

The porch has a depth of 1.2m and a width of 2.6m. It has a pitched roof similar to the design of the dwelling. The proposal appears subservient to the main building and well integrated with the dwelling.

The development is considered to conflict with D DM4(b) of the Arun Local Plan, the proposal accords with D DM1, DDM4(a) and (e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in harmful overbearing or overshadowing impact upon the occupiers of the neighbouring dwellings. The neighbouring dwelling to the rear is sited well away from the development at approximately 26m, which is considered to mitigate any potential for harm posed by the development. The main bulk of the development is sited towards the North Western side of the site, and as a result of the aspect of the site, there is considered to be no overshadowing of the neighbouring dwelling to the South. With regard to potential for overbearing impact, the proposal is not considered to result in any significantly harmful impact on the neighbouring dwelling to the South or North, as a result of the separation distance from the boundary of approximately 1.6m and the siting of the dwellings allowing for a reasonably standard side-to-side relationship between the two dwellings.

The development is not considered to result in any harmful loss of privacy to the occupiers of neighbouring dwellings because the Juliette balcony provides views to the rear of the development with

25.9m to the boundary this is ample to avoid overlooking to the rear. Other views available from the development are not considered to result in any significant harm to local occupiers, in that they are similar to those from the host dwelling at current with the use of the 'velux' style windows. Whilst these windows will introduce a new view but given the potential for a rear dormer as permitted development this would not be so harmful such that we could refuse.

The development is considered to be in accordance with D DM1(3) and D DM4(c) 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.

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.

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:

- Proposed Elevations
- Proposed First Floor B
- Proposed Ground Floor B
- Existing Elevation
- Existing Ground
- Roof Plan
- Location and Block Plan A

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 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.