

Recommendation Report for Planning Permission for Works or Extension to a Dwelling**REF NO:** BE/30/13/**LOCATION:** 1 Renoir Court
Bognor Regis**PROPOSAL:** Renewal of unimplemented planning permission BE/34/10 for single storey bedrooms & bathroom extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.06 ha
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Boundary to rear formed by 1.8m boarded fence.
SITE CHARACTERISTICS	Single storey detached residential property located on the corner plot of Renoir Court and Whiteways. Property has render/brick elevations and a tiled pitched roof.
CHARACTER OF LOCALITY	Residential road characterised by predominantly single storey detached and semi-detached properties of similar design.

RELEVANT SITE HISTORY

BE/22/05/	Single storey bedrooms & bathroom extension	Approve Conditionally 03-05-2005
BE/34/10/	Renewal of unimplemented planning permission ref: BE/22/05/ for single storey bedrooms & bathroom extension	Approve Conditionally 22-06-2010

Application is a renewal of BE/34/10/ which was in itself a renewal of BE/22/05.

REPRESENTATIONS**Representations received:**

Bersted Parish Council

Bersted Parish Council - No objection.

Comments on Representations received:

No comments.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

N/A

POLICY CONTEXT

Within built up area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Planning application BE/34/10 granted planning permission to renew application BE/22/05 for a side extension to the existing bungalow to create an additional bedroom and replacement bathroom. This was 4.2m in width, spanned the whole of the existing gable end (7.7m) and had the same ridge height (5.2m). These proposals were considered acceptable in 2005.

Since that time, there has been no significant change in material considerations and the planning policies in the Arun District Local Plan remain relevant. There will be no adverse impact on residential amenity or the character of the area.

HUMAN RIGHTS ACT

FOR APPROVAL

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 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 a neutral impact has 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.

As a neutral impact has been identified, no mitigation is considered necessary.

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 materials and finishes of the external walls and roofs 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 policy GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material

considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7 DEV19

NATIONAL POLICIES: NPPF

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.