

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

REF NO: BE/34/19/HH

LOCATION: 54 Mansfield Road
Bognor Regis
PO22 9HB

PROPOSAL: Rear single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks planning permission for a rear single storey extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bersted Parish Council

Bersted Parish Council: No objection received from Bersted Parish Council.

No representations have been received from nearby occupiers.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

Natural England: Natural England wish to make no comments regarding this application.

POLICY CONTEXT

Designation applicable to site:
- within the Built up area boundary.

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
SDSP2	SD SP2 Built-up Area Boundary

Bersted Neighbourhood Plan 2014 Policy ES1	Design of new development
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PLANNING POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SD SP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan and Policy ES1 of the Bersted Neighbourhood 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, Tree, 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 neighbouring and locality.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built up area boundary and will be permitted subject to considered against other policies in the Local Plan.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy ES1 of the Bersted Neighbourhood Plan

There appears to be no relevant history relating to this site.

The site is occupied by a semi-detached bungalow, set in a residential street consisting of a dwellings of similar styles and designs.

DESIGN AND VISUAL AMENITY

The application seeks planning permission for the construction of a single storey extension to the rear of the existing dwelling. The proposed extension given its location will not be visible within the street scene and will appear as a well integrated addition to the host dwelling.

The proposed rear extension will measure approximately 4.9m in length, 6.3m in width and be built to a height of 2.9m. The proposal will not have a detrimental impact on the character of the host dwelling or the street scene.

The proposed extension will be constructed from materials which will match the existing dwelling which further assist with the integration of the extension with the host dwelling.

The proposed extension is considered to appear subservient to the host dwelling and would not result in an unacceptably adverse impact on the spatial pattern or character of the area and would therefore accord with policies D DM1 and D DM4 of the Arun Local Plan and Policy ES1 of the Bersted Neighbourhood Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed rear extension will be located approximately 0.1m from the Northern boundary, 1.25m from the Southern Boundary and 27.3m from the Eastern boundary. The proposed extension will feature bi-fold doors and 1No. window on the Eastern elevation. Given the distance from the bi-fold doors and window and the Eastern boundary of the site is approximately 27.3m and will overlook the rear garden at ground floor level., they will not give rise to any additional overlooking or loss of privacy to the neighbouring properties. The extension will also include 2No. roof lights, however by virtue of the design of the proposed extension and the location of these windows they will not result in any unacceptably adverse overlooking of neighbouring properties. No windows or doors have been incorporated on the Northern or Southern elevations to further mitigate any potential impact upon neighbouring properties.

Given the design and location of the rear extension it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing or overbearing and is therefore deemed to accord 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 and site plan, Proposed ground floor plan Rev B and Proposed elevations.

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.