

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

REF NO: BE/37/20/HH

LOCATION: 44 Ruskin Avenue
Bersted
Bognor Regis
PO21 5BW

PROPOSAL: Single storey front & rear extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No response from Bersted Parish Council.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Tree Preservation Orders
Within the Built Up Area Boundary
Pagham Harbour Zone B
Area of Special Control (Adverts)

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
SDSP2	SD SP2 Built-up Area Boundary

[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 have a made Neighbourhood Plan with policy ES1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The proposal will construct an extension to the front of the property and as such it is visible from the street scene however the works are sympathetic with the garage having no materially different frontage.

The front extension has a depth of 1m and width of 2.9m to run in line with the of the existing principle elevation. This does not extend beyond the front elevation and as such is not considered to appear unduly dominant upon the street scene.

There are examples in the surrounding area of similar extensions to that proposed and as such it is not considered to appear out of character with the area.

The extensions are well integrated and modest in size and do not 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 extension to the front of the property retains approximately 5.4m to the northern boundary. This will have a flat roof with a height of 2.3m to match that of the existing eaves on the property. Due to the siting to the front, it is not considered to give rise to adverse impacts upon neighbouring amenity

To the rear the proposal leaves 7.6m to the southern boundary. With the development being single story there is no overlooking or overbearing impact. There will be 1.2m to the boundary to the north-west with a pitch that leans away from the boundary ensuring there is not an unacceptable level of overbearing or overshadowing.

The rear extension has a height of around 3.7m at pitch and 2.4m at the eaves. Due to the siting of the neighbouring property to the south and with a garage at the boundary, the extension is not considered to give rise to adverse impacts.

There will be glazed doors to the rear however with the development at single storey, views are not considered to increase from that which is already available. There will also be an additional rooflights to the rear extension which are not considered to cause overlooking due to their location.

The proposal due to the design and siting is not considered to harm amenity by way of overbearing, overlooking or overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with 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.

CIL DETAILS

This application is not CIL Liable but is in CIL charging zone 4.

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 Plans, Location Plan / Drawing 1
 - Proposed Plans, Site Plan / Drawing 2
 - Proposed Elevations / Drawing 4
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.