

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

REF NO: BE/75/20/HH

LOCATION: 50 Mansfield Road  
Bognor Regis  
PO22 9HB

PROPOSAL: Single storey side extension.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      The application seeks to construct a single storey side extension as a replacement of a demolished garage.

**RELEVANT SITE HISTORY**

|             |        |                |
|-------------|--------|----------------|
| BR/220/51/M | Garage | Permit'd Devel |
|-------------|--------|----------------|

**REPRESENTATIONS**

No objection.

No representations received from occupiers of nearby dwellings.

**CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

Designation applicable to site:

Within Built-Up Area Boundary.

**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                                            |

**PLANNING POLICY GUIDANCE:**

|       |                       |
|-------|-----------------------|
| NPPDG | National Design Guide |
|-------|-----------------------|

## CONCLUSIONS

### PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. There are no relevant policies of the Bersted Neighbourhood Development Plan to be considered. 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.

Arun Design Guide Supplementary Planning Document (SPD), a material consideration in the determination of applications, was published under consultation until 21 February 2020. Part M.O1 deals with household extensions and requires to provide household extensions which make a positive contribution to the building in terms of appearance, amenity and space standards. Single storey side extension can minimise their impact by incorporating the same angle of pitch as the existing roof. The design of household extensions should also take account of advice on Building Design and Climate Change & Sustainability contained in Section 2 of this document. Proposals should seek to minimise energy consumption and improve the environmental performance of the building through integrated materials, insulation, air tightness, avoidance of cold bridges, and opportunities to upgrade heating, lighting and ventilation systems.

### DESIGN AND VISUAL AMENITY

The dwelling occupies the corner position with an access to Yew Tree Close from Mansfield Road. The side extension would be entirely open to the street scene. The extension would extend the north elevation of the house, replacing a garage, and would have the same depth as the host building and has a hipped roof of the same pitch as the existing roof. One rooflight would be inserted to the roof plane facing the host building. The development is a subservient and well integrated addition to the host dwelling in terms of its scale, and use of materials. Dwellings in the locality are host to a variety of extensions and alterations which allows the proposal to not appear as an intrusive feature in the area.

The extension would provide bedroom, shower room and a large kitchen which would be serving to the main house as well. Would be well integrated with the built form of the host dwelling and therefore the development would have no harmful impact upon the character of the host dwelling, or its locality. The application is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan and Arun Design Guide.

### NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in any overbearing or overshadowing impacts upon occupiers of neighbouring dwellings due to the position of the extension abutting the side boundary with Yew Tree Close. Furthermore, the development is not considered to result in any significant loss of privacy to occupiers of nearby dwellings as a result of its single storey nature.

The development is in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

**SUMMARY**

The 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; householder under 100sqm. CIL 2

**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:

Dwg No 117 - 01, Rev A, Location and Block Plan  
 Dwg No 117 - 03, Rev A, Proposed Floor and Roof Plan  
 Dwg No 117 - 04, Rev A, 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.