

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

REF NO: BE/83/20/HH

LOCATION: 107/109 North Bersted Street
Bognor Regis
PO22 9AF

PROPOSAL: Single storey rear extension. This application affects the character & appearance of the North Bersted Conservation Area & affects the setting of a Listed Building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey extension to the rear of the property.

RELEVANT SITE HISTORY

BE/142/10/L	Application for Listed Building Consent to remove two existing flues and replace with 3.36m high new flue.	ApproveConditionally 10-01-11
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REPRESENTATIONS

Bersted Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Built up area boundary
Grade II Listed Building
Conservation Area

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

HERDM1 HER DM1 Listed Buildings
 HERDM3 HER DM3 Conservation Areas
 HERSP1 HER SP1 The Historic Environment

[Bersted Neighbourhood Plan 2014 Policy ES1](#) Design of new development
 Bersted Neighbourhood Plan 2014 Policy ES5 Building design

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1, D DM4 , HER SP1 of the Arun Local Plan.

Bested Parish Council has a Neighbourhood Plan with policy ES1 and ES5 of relevance to the application. The proposal complies with these policies.

DESIGN AND VISUAL AMENITY

The proposal is situated to the rear of the property and as such is not visible from the street scene.

The extension appears well integrated and subservient to the host dwelling, single storey in nature.

The materials used in the extension will consist of part flint work and brickwork quoins which will be similar to the appearance of the host dwelling however a condition will be included to ensure details are submitted to ensure they are acceptable.

Due to the siting of the extension, with no viewpoints the development is not considered to adversely impact the spatial pattern or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a maximum depth of 4.2m to the north eastern elevation and 2.2m to the western side.

The neighbouring garage is situated around 0.9m from the corner of the extension, however there are no openings to the rear of the garage and not considered to result in adverse impact upon this.

The extension will have a flat roof height of 2.7m, up to 3.35m with the addition of 2 rooflights. The extension will run along the rear with a width of 7.25m.

There is a brick wall to the north eastern boundary and due to the separation with a minimum of 3m to the boundary and around 5m to the closest boundary to the south west, the extension is not considered to appear adversely overbearing or overshadowing.

There will be doors to the rear and north eastern side, however views are not considered to increase from that which are already achievable and are of the garden of the host dwelling.

The proposal is not considered to harm amenity by way of overbearing, overshadowing or overlooking

and accord with D DM1 and D DM4 of the Arun Local Plan.

HERITAGE ASSET

The host dwelling is a Grade II Listed Building of C18 or earlier and falls within North Bersted Street Conservation Area.

The proposed rear extension is attached to an existing modern extension and there is the opportunity to improve the rear elevation and it is considered that the proposal is acceptable.

Para 190 of the NPPF requires the LPA to consider the significance of the impact upon that heritage asset. The development proposed is relatively minor in size and subject to details of materials being submitted the application is considered to not cause harm to the significance of the heritage assets.

Where the building is located in a Conservation Area, Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation Area, with no views from the wider area. The proposal is considered to accord with HER DM3 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/ Block Plan and Proposed Elevations and Floor Plan - Sheet 1a of 2
 - Proposed Roof Plan

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and windows/doors of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 **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.