

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

REF NO: BE/85/20/HH

LOCATION: 95 Sunningdale Gardens
 North Bersted
 Bognor Regis
 PO22 9LE

PROPOSAL: 2 storey side extension and single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Objection- concerns regarding overbearing and overshadowing.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
 Pagham Harbour Zone B
 Within the 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
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 are D DM1 and D DM4 of the Arun Local Plan. Bersted has a made Neighbourhood Plan with policy ES1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal is located to the side of the existing property and is highly visible from the street scene. The property is located next to a bungalow in the close with symmetry on the other side of the highway.

The proposal seeks to add a two storey side extension that will measure approximately 5m at eaves and have a ridge height of approximately 6m to match that of the existing dwelling house. Due to the scale of the proposal it is not considered to be subservient to the property but it is not deemed to have a demonstrably harmful visual impact as there are other examples of extensions which are visible from the street scene in Sunningdale Gardens. The inclusion of materials to match the existing dwelling allow the extension to be sympathetic to the street scene without dominating it.

Due to the siting and scale of the proposal, it is not considered to impact upon the spatial pattern or character of the street scene and accord with D DM1 and D DM4 of the Arun local Plan.

RESIDENTIAL AMENITY

The proposal will have a depth of 6.14m and width of 7.7m at the ground floor with the first floor addition measuring 4.37m in depth and 4.65m in width. The ground floor aspect of the application is to have three skylights in the roof with sliding doors and a window to the rear which serve the rear garden of the property.

The addition extends beyond the rear elevation of the neighbouring property, however due to the siting of the proposal it does not intersect a 45 degree angle. Whilst the extension is a large addition to the site it is not considered to cause overlooking as the windows are situated to the rear of the extension looking out over the garden, with the only windows looking to the east being on the ground floor. The two additional windows to the eastern portion of the extension brings overlooking closer to the immediate neighbour but this elevation is still set back from the neighbour reducing the harm. Furthermore the distance from the rear boundary is at 8.4m with the side boundary being 1.2m away the overbearing aspect of the proposal is considered to be mitigated as there is sufficient distance to ensure the proposal does not encroach on the boundary and the enjoyment of the rear garden of the neighbouring property #93 Sunningdale Gardens. This is in part due to the orientation of the buildings and the relative depth of the neighbouring properties.

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.

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.

CIL DETAILS

This application is not CIL Liable.

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 Dwg No 20/4722/01
- Proposed Floor Plans, Elevations, Section and Roof Plan Dwg No 20/4722/03

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.