

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

REF NO: BE/9/21/HH

LOCATION: 11 Bedford Avenue
Bognor Regis
PO21 5AW

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a pitched roof extension measuring approximately 5.2m in width by 4.5m in length springing of the rear elevation of a middle terraced house.
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REPRESENTATIONS

Bersted Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Pagham Harbour Zone B

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

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

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

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.

Bersted has a made neighbourhood Plan, policy ES1 is applicable in this instance.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

Key areas of concern;

-Design and Visual Amenity

-Overlooking, Overbearing and Overshadowing

DESIGN AND VISUAL AMENITY

It is proposed to construct a rear mono-pitched roof extension across the width of the host dwelling. The mono pitched roof has been designed to slope away from the back of the house with small flat roof sections to accommodate the existing windows at first floor.

The extension appears to have been sympathetically designed to be constructed from materials which relate well to those currently in use on the host dwelling. Additionally, having regard to scale the extension, the existing eaves height is below that of the two storey dwelling. The scale of the room to be provided is thought to be appropriate for its intended use. The proposed fenestration is thought to be of a suitable scale and designed to be in keeping with the host dwelling.

The extension will not be visible from Bedford Avenue however it would be glimpsed over the rear fences from Haverfordwest Close. Its visibility from this vantage point is not seen to be detrimental to the application because of the extensions traditional design; additionally, it is noted that there are various outbuilding/garages to be found in the rear gardens of neighbouring properties, all with much more visible positions on the road side. The extension is visually attractive and integrate well with the existing dwelling therefore having regards to the design and visual amenity, the proposal is not deemed to adversely impact the location or host dwelling in accordance with DDM1 and DDM4 of the Arun Local Plan and the Arun Design Guide.

OVERBEARING, OVERSHADOWING and OVERLOOKING

In terms of overlooking, all proposed fenestration will be located at Ground Floor level and face towards the private amenity space to the rear of the property, therefore no new views, other than those already achievable will be afforded to the proposed development.

The extension does exceed the limits of the Design Guidance in terms of length by approximately 1.5m, however it has been noted that the property could extend up the 3m point without an application and anything over that but below 6m would be subject to a larger homes extension application; as of yet there have been no objections from neighbouring properties. The roof construction appears to be quite steep and potentially does bear over the neighbouring properties to some extent however both properties either side of the application site have rear protrusions of their own lessening this effect to an acceptable standard and the extension meets the requirements of the '45 degree rule' adopted in 2009 and is

therefore deemed acceptable.

Given the rear gardens of the properties in this terrace face North, there will be an element of overshadowing as a result of the development, however in a built up urban location this is considered to be a minimal inconvenience to the neighbouring properties on either side.

It is therefore considered by virtue of being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the 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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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;

- Design and Access Statement
- 41/21/07 Proposed Rear and Side Elevations
- 41/21/05 Proposed Floor Plan
- 41/21/06 Proposed Roof Plan
- 41/21/08 Proposed Side Elevation
- Block Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 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.