

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

REF NO: BR/100/19/HH

LOCATION: 26 Kew Gardens
Bognor Regis
PO21 5RD

PROPOSAL: Single storey side and rear extension to provide garage and dining room, loft conversion to provide bedroom and shower room

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a side/rear extension and to construct a dormer to the rear elevation.
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council
Bognor Town Council provided no objection.
No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - No conditions to request.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES[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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Bognor has a 'made' Neighbourhood Plan however none of the policies are deemed relevant to this application.

DESIGN AND VISUAL AMENITY

The proposal is situated to the side of the dwelling and will be visible within the street scene.

The surrounding properties are similar in design and style with pairs of semi detached properties with driveways to the side. There are some examples of car ports in the area and whilst a garage as proposed is not a common form of development in the vicinity, it is not considered to adversely impact the appearance of the street scene.

The side extension does not extend beyond the principal elevation of the host dwelling and therefore it is not unduly dominant upon the street scene.

The materials will match the existing property which helps to ensure it appears well integrated. The proposal is not deemed to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The side extension will be constructed to a height of 2.75m with a flat roof and have a width of 3m. This will run 13.4m along the southern boundary and extend 5m beyond the rear of the dwelling.

Whilst this extends at quite a depth due to its modest height and siting in such that it runs along side the neighbouring driveway the development is not considered to appear significantly overbearing or overshadowing.

The extension when viewed from the neighbouring property at No.24 will intersect a 45 degree angle which is the tool used to assess any serious effects on neighbouring properties daylight, sunlight and overbearing impacts caused. However due to its siting in such that there is a sufficient distance from the neighbouring property any impacts are not considered significant in which a refusal is justified.

2 doors will be replaced with windows to the rear elevation of the dwelling with the only additional doors on the proposal being situated to the northern elevation which will provide views over the garden of the host dwelling.

A dormer will also be constructed to the rear elevation. The proposed rear dormer extends 3.6m from the existing roof and is proposed to be built to a height of 2.5m. There are no properties to the rear and whilst it may provide views over the neighbouring gardens any overlooking achieved is not deemed significant. It is also noted that the construction of a dormer to this size and location would fall under permitted development.

The proposal is not considered to adversely impact the neighbouring occupiers by way of overbearing, overshadowing or overlooking and accord with DDM1 and 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.

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
 - Block Plan 11806.01
 - Location and Block Plan - 11806.01
 - Proposed Elevations - 11806.14
 - Proposed Section - 11806.13
 - Proposed Second Floor - 11806.12
 - Proposed First Floor - 11806.08
 - Proposed Ground Floor - 11806.07

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