

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

REF NO: BR/104/22/HH

LOCATION: 37 Murina Avenue
Bognor Regis
PO21 2DB

PROPOSAL: Single storey flat roof side and rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey flat roof side and rear extension.
----------------------------	--

RELEVANT SITE HISTORY

BR/173/21/HH	Single storey side extension	ApproveConditionally 23-08-21
--------------	------------------------------	----------------------------------

REPRESENTATIONS

Bognor Regis Town Council - No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
Pagham Harbour Zone B
WSCC Mineral Consultation Area
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
-------	---

CONCLUSIONS**BACKGROUND**

Permission was granted in 2021 under BR/173/21/HH for a single storey side extension which connected from the garage to the existing rear extension. This application proposes similar works, however the existing rear extension will be replaced as part of a new 'wrap around' side and rear extension.

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan, and guidance set by the Arun Design Guide.

Bognor Regis has a 'made' Neighbourhood Development Plan, however there are no policies relevant to this application.

DESIGN AND VISUAL AMENITY

The proposal is to the rear and side of the property and will not be visible from the wider area.

The proposal is a modest size, comprising of a 'wrap around' side and rear extension. The side aspect will project a maximum of 2.45m and have a width of approximately 4.15m. The rear part will replace an existing lean-to extension, projecting slightly further south at approximately 4m but retaining the same width. The proposal will have a flat roof, which although differing to the hipped roof of the main dwelling, will not appear unduly out of place, given its location and scale. It will have minimal impact on the visual appearance and character of the property and is acceptable. The extension itself is situated behind the existing garage, and as such will not be visible from the street scene. It will have no impact on the composition or appearance of the street, and minimal harm on the visual amenity of the area.

The proposal appears subservient to the design of the dwelling and is well integrated. It will use materials primarily matching the existing, ensuring minimal intrusion on visual amenity. The extension is appropriate in terms of scale and massing and will not unduly obtrude or dominate the host dwelling. It is in keeping with the character of the property, and the locality, and is acceptable.

The Arun Design Guide states side extensions should take care to not disrupt the existing composition of the street in terms of rhythm or building line, respond to existing building design in terms of roof pitch and use complementary and integrated materials and elevational design. As for rear extensions, schemes should exploit opportunities for innovative and contemporary design where appropriate. The proposal is in accord with this.

The proposal will have no adverse impact on visual amenity, or the character of the area, and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Arun Design Guide.

RESIDENTIAL AMENITY

The extension will be single storey and have a flat roof at approximately 2.8m high. The roof of the rear extension will include a rooflight, which will protrude marginally above the roofline but will have no impact

on residential amenity. It will retain a minimum of 1.425m to the southeast boundary, 19.97m to the southwest (rear), and 0m to the northwest. Although on the boundary with No.39, the proposal will not be unduly harmful, projecting only slightly further than their existing rear elevation. These distances are in accord with D DM4 and will not result in adverse overbearing or overshadowing. The proposal does not unduly conflict the 45- and 60-degree rules and will have minimal harm on residential amenity.

In addition to the rooflights, the proposal features a door to the southeast elevation, and two windows and patio doors with sidelights to the southwest elevation. The features to the southwest will overlook the garden, as opposed to any neighbouring properties, and poses minimal risk of harm to residential privacy or amenity. The door to the southeast faces towards No.35, but given its scale and use, will not be unduly harmful to their privacy. It will not result in adverse overlooking and has minimal impact on residential amenity.

Part M of the Arun Design Guide states extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with these criteria and is respectful to the privacy and amenity of neighbouring properties.

The proposal will not result in any adverse overlooking, overbearing, or overshadowing of neighbouring properties, and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

SUMMARY

The proposed development accords with development plan policies and 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:

- Proposed Plans and Elevations 08

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.