

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

REF NO: BR/109/26/HH

LOCATION: 8 Greenwood Avenue
Bognor Regis
PO22 9EN

PROPOSAL: Construction of single storey rear extension to replace existing conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bognor Regis Town Council - No objection

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
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 and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a semi-detached bungalow located at 8 Greenwood Avenue. This application seeks planning permission for the replacement of an existing conservatory with a single storey flat roof rear extension.

The site is within a residential area characterised predominantly by bungalows of similar height and scale, together with some semi-detached dwellings. Many nearby properties have single-storey rear extensions. As the proposal would be located to the rear of the dwelling, it would not be visible from the street scene.

The proposed single-storey rear extension would have a width of 6m and a depth of 3.9m. Although the depth would exceed the Arun Design Guide (ADG) guidance of 3.3 metres, a garden depth of approximately 13.8 metres would be retained, and it is noted that the extension would replace a conservatory of equal depth. The flat roof would have a height of 3.5m and an eaves height of 3.2m. While the proposed roof would be higher than the existing conservatory, this increase would not appear visually harmful. Similar rear extensions are also present within the surrounding area such as at No.52 and No.58 Orchard Way. The proposal would therefore not harm the character or visual amenity of the host dwelling.

Fenestration would be contained to the rear elevation and would include a two-casement window and a set of double doors. Materials and uPVC fenestration would match the existing dwelling. The use of matching materials would allow the extension to integrate acceptably with the host dwelling, in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

The proposed single storey rear extension would not result in harm to the character, appearance, or visual amenity of the host dwelling or street scene and would be in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single-storey rear extension would replace the existing conservatory and would be constructed up to the eastern boundary with the neighbouring property. The extension would extend in line with the host dwelling's existing rear extension and would be approximately 0.5 metres higher than the conservatory it replaces. As such, some limited additional overshadowing would occur to the neighbour to the east. However, given the existing relationship between the properties, boundary treatment, flat roof design and overall height, the proposal would not result in unacceptable overshadowing or overbearing impacts on neighbouring occupiers.

The proposed fenestration would be isolated to the rear elevation and would have an outlook over the host dwelling's amenity space and therefore would not result in any overlooking or loss of privacy.

The proposed development would not result in significant harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking impacts. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

SUMMARY

The proposed development is in accordance with relevant 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

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 Plan 01L.
- Block Plan 01B.
- Proposed Plan and Elevations 03.
- Roof Plans 04.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.