

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

REF NO: BR/114/22/HH

LOCATION: 5 Highland Avenue
Bognor Regis
PO21 2BJ

PROPOSAL: Erection of single storey rear extension following the demolition of existing rear lean-to.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey rear extension following the demolition of an existing rear lean to.
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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
2km Buffer for Site of Special Scientific Interest
WSCC Mineral Consultation Area
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
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CONCLUSIONS

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 situated to the rear of the property and will not be visible from the wider area.

The extension will replace a glass lean to. It is an appropriate replacement, retaining a modest scale of 3.3m in depth and 5.86m in width. It will have a flat roof which, although differing to the gable roof of the main dwelling, will follow a similar style to the existing flat roof dormer. This will not appear unduly out of place with the host dwelling and will integrate well with the existing. The extension will have minimal impact on the visual appearance of the property and will be in keeping with its established character. Being to the rear, it will not be visible from the street scene and will have no impact on the composition or appearance of the street. It remains in keeping with the character of the area and will have insignificant impact on visual amenity.

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 rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. This proposal complies 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 proposed will be single storey and have a flat roof at a height of 3m. This roof will include a roof light which will protrude slightly above but will have no harm on residential amenity. The proposal itself will retain 0.21m to the northwest boundary, 24m to the northeast, and 1.72m to the southeast. Being single storey, this is in accord with D DM4 of the Arun Local Plan. The extension will not protrude past the rear elevation of No.7 to the northwest and does not conflict the 45 and 60 degree rules when taken from either neighbouring property to the sides. As such, it will not result in any adverse overbearing or overshadowing and will have minimal impact on residential amenity.

In addition to the roof light, the proposal will feature two sets of windows and a single door to the northeast (rear) elevation. These features will face the rear garden and will not unduly overlook any neighbouring properties. They pose no risk of harm to residential privacy or amenity and are acceptable.

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:

- Location Plan JN1a B
- Block Plan JN1b
- Proposed Elevations JN003

- Proposed Floor and Roof Plans JN004

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.