

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

REF NO: BR/115/26/HH

LOCATION: 32 Pevensey Road
Bognor Regis
PO21 5NU

PROPOSAL: First floor extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bognor Town Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
Pagham Harbour Zone B.
Within an area with potentially high ground water.
2km Buffer for Site of Special Scientific Interest .

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
SPD11	Arun Parking Standards 2020

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The application site comprises a detached bungalow. Planning permission is sought for a first-floor extension facilitated through the raising of the existing roof.

The proposed extension would be constructed above the existing ground-floor footprint of the dwelling and would measure approximately 10m in width and 11m in depth. The development would incorporate a pitched roof design with a maximum ridge height of approximately 6.6m and an eaves height of approximately 3.9m. External materials would comprise render, painted brickwork and vertical boarding to match the appearance of the existing dwelling. Existing concrete roof tiles would be retained and reused to ensure consistency with the host property.

The proposed fenestration would include two windows within the front (south-west) elevation, three Velux rooflights within the north-west side roof slope, a window within the rear (north-east) elevation, and a single Velux rooflight within the south-east side roof slope.

The proposal would increase the existing ridge height by approximately 1.6m, resulting in a noticeable increase in the overall bulk and massing of the dwelling. Consequently, the property would be perceived as a two-storey dwelling and the extension would not represent a subservient addition, contrary to the guidance contained within the Arun Design Guide (ADG). Nevertheless, the surrounding street scene is characterised by a varied mix of dwelling types, roof forms and building heights. In this context, the increased scale of the dwelling would not appear incongruous or out of keeping with the prevailing character of the area. Furthermore, the extension would not project beyond the existing building line and the use of matching materials would ensure visual integration with the host dwelling. Accordingly, the proposal would be acceptable and in accordance with Arun Local Plan (ALP) policy D DM1.

The proposal would not result in harm to the character or appearance of the dwelling, street scene or wider area, and as such, the proposed development would be in accordance with ALP policies D DM1 and D DM4.

RESIDENTIAL AMENITY

The proposed extension would be set in approximately 1m from the neighbouring boundary to the west. A block of flats is located beyond this boundary, with additional separation provided by a pathway and existing vegetation. To the east, the extension would be set in approximately 1m from the shared boundary. The flank-to-flank separation distance to the neighbouring dwelling to the east would be approximately 3.2m.

The proposal would increase the ridge height of the dwelling by approximately 1.6m compared with the existing arrangement. However, given separation distances, the relationship with neighbouring properties, that the first floor extension would not extend beyond the existing front and rear elevations of the immediate neighbouring properties to the east, and the wider site context, the development would not result in unacceptable overbearing impacts or overshadowing.

All proposed fenestration would be newly introduced, as there are currently no openings at first floor level. The south-west openings would overlook the front garden and are separated from neighbouring properties by the highway, thereby limiting any opportunity for overlooking or loss of privacy.

The proposed north-east window would overlook the private rear garden and the adjoining school grounds beyond. There are no residential properties immediately to the rear of the site, and as such the window would not result in unacceptable overlooking or loss of privacy.

Rooflights proposed within the north-west side elevations would have views towards the block of flats and due to their position and angle would not afford direct views towards neighbouring properties.

Similarly, the proposed rooflight within the south-east roof slope would not afford direct views towards the neighbouring property to the east. Furthermore this window would serve a non-habitable room and therefore not to give rise to harmful overlooking.

The development would not result in unacceptable harm to neighbouring amenity, in accordance with ALP policies D DM1 and D DM4.

PARKING

It is acknowledged that the proposed development would result in the creation of an additional three bedrooms. However, no alterations are proposed to the existing parking arrangements. The property benefits from an existing driveway with sufficient capacity to accommodate multiple vehicles, and it is not likely that the proposal would give rise to an increased demand for parking that could not be satisfactorily accommodated on site.

In addition, opportunities for on-street parking are available within the surrounding area. The proposal would not result in an impact on the local highway network, nor would it give rise to concerns relating to highway safety, in accordance with the Arun Parking Standards.

SUMMARY

The 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 drawings:

- Proposed Floor Plans, Location Plan and Elevations P01
- Proposed Roof Plan, Block Plan and Elevations P02

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 National Planning Policy Framework.