

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

REF NO: BR/116/20/HH

LOCATION: 3 Gordon Avenue West
Bognor Regis
PO22 9LQ

PROPOSAL: Erection of single storey extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey extension to the front of the property.

REPRESENTATIONS

No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary

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

CONCLUSIONS**PRINICPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Bognor Regis has a made Neighbourhood Plan however none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The development extends from the principal elevation and is highly visible from the street scene.

There is a flat roof garage however the proposal increases its depth and constructs a pitched roof.

The proposal adds bulk to the front of the dwelling, with the garage more visually dominant than the existing. The neighbouring property at No.4 has a similar development and whilst large, it is not considered out of character.

The extension consists of red brick, this is the same as the existing garage and again is acceptable.

Whilst the addition alters the appearance of the dwelling in the street scene, it is not considered to adversely impact the spatial pattern of the property within the area and accord with D DM1 and D DM4 of the Arun Local Plan

RESIDENTIAL AMENITY

The extension replaces a garage and alters the roof from flat to pitched. It will increase in height from 2.1m to approximately 3.8m. The depth will increase by around 1m to the front boundary and as a result the addition running along the northern boundary it will likely provide some minor overshadowing to the front facing southern window of the neighbour at No.2. The extension is not considered to intersect a 45 degree line when drawn from the centre of the window towards the boundary and any impacts as a result are not considered significant.

Due to the siting of the property at No.4 the proposal is not considered to give rise to adverse impacts on this elevation. There will be two ground floor windows will face the south elevation however with 5m to the boundary and with no side windows to the extension at No.4, it is not considered to give rise to adverse overlooking. There will be 2 velux however due to their height above floor level again are not deemed to give rise to overlooking.

Due to the design and siting of the proposal, it is not considered to give rise to significant impacts upon amenity and as such accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord 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

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
 - Location Plan - 20006-001
 - Proposed Ground Floor with dimensions - 20006-003
 - Proposed Sections - 20006-300
 - Proposed Elevations - 20006-200
 - Proposed Roof Plan - 20006-102
 - Proposed Ground Floor Plan - 20006-100
 - Proposed Site Plan - 20006-003
 - Proposed Floor Plan with 45 degree - 20006-101

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.