

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

REF NO: BR/117/22/HH

LOCATION: 82 Victoria Drive
Bognor Regis
PO21 2TA

PROPOSAL: Erection of part first floor extension over existing ground floor including part two storey element to rear with Juliette balcony to front elevation, widening of drop kerb and replacement boundary wall.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks a part first floor extension to the side of the property and a two storey extension. To the front, the existing dropped kerb will be widened and a boundary wall replacement.

REPRESENTATIONS

Bognor Town Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:****WSCC HIGHWAYS**

The applicant proposes a widening of the existing dropped kerb, to 5m. The proposed works will allow for a second off-street parking space. On-site turning does not appear achievable, so vehicles may have to exit the site in a reverse gear. However, this is the existing arrangement that has operated with no known safety concerns. In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
TSP1	T SP1 Transport and Development
DSP1	D SP1 Design
DDM4	D DM4 Extensions&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**PRINCIPLE**

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

Bognor Regis has a made Neighbourhood Plan although none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The dwelling is a detached two storey property with a single storey side addition. The proposal will construct a first floor above the side extension. The side extension does not extend the full side elevation, retaining 2m to the rear. As such a two-storey extension will be constructed to the rear of these so it meets with the rear two storey building line.

The development appears well integrated featuring a pitched roof matching that of the host dwelling.

The surrounding area features properties of a varied design and style and the proposal will not result in the property appearing out of character with the area.

External materials will feature white render and grey cladding. Whilst cladding is not common within the street scene, the use of these materials is acceptable and will not result in harm upon the street scene.

The Arun Design Guide states 'Side extensions should be set back from the front of the house in order to play a subservient role'. 'Extensions must not close important gaps in the street scene by leading to a terracing effect or remove existing external access from front to back gardens. This can generally be ensured by keeping extensions at least 1 metre away from the side boundary of a plot at ground floor and 2 metres away at first floor and above'. The proposal conflicts with the guide in that the extension is not set back although it is situated above an existing ground floor addition and is acceptable. The extension also does not retain 2m at first floor level, although does not result in a terracing effect.

Along the front boundary, there will be a replacement boundary wall. This is slightly smaller in height than existing at 1m and is shortened in width enabling additional off-road parking to be constructed. The height and design of the boundary treatment is consistent with that within the street scene.

The proposal will not result in adverse harm upon the character of appearance of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed first floor extension will not result in significant overbearing or overshadowing upon No.80 with the development running along its side elevation. There will also be a modest two storey addition to the rear of the side extension. This has a depth of 2m and meets in line with the rear two storey building line of the host dwelling. The extensions will not result in adverse harm upon amenity as it does not extend beyond the neighbouring building line and does not intersect a 45-degree angle when draw from

the rear facing windows. There is one first floor side facing window to No.80 which will be subject to some overbearing as a result of the first floor extending across it, however this will not be significant in which a refusal is justified.

No side facing windows are proposed. There will be 2 additional first floor rear facing windows although these will serve bathrooms and will likely be obscured glazed. Views achievable from these would be over neighbouring gardens although none into direct windows. To the front, there will be a Juliet balcony. This will provide views over the street scene. To the ground floor rear there will be some alterations to fenestration although this will not give rise to overlooking being a ground floor level, views are predominately across the garden of the host dwelling. 28m is retained to the rear boundary which has planting to restrict views towards the flats to the rear of the site.

The proposal will not result in adverse harm by way of overbearing, overshadowing or overlooking in compliance with D DM1 and D DM4 of the Arun Local Plan.

PARKING

To the front an existing dropped kerb will be widened to 5m. This enables two cars to enter and exit the driveway more comfortably, providing better off road parking. The proposal will therefore not result in harm upon the highway in compliance with T SP1 of the Plan.

SUMMARY

The proposed development complies with development plan policy 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 and Block Plan - L101
- Existing and Proposed Site Plan - A105
- Proposed Site Plan - A104
- Proposed Floor Plans - A105
- Proposed Elevations - A203
- Proposed Boundary Wall - A204 Rev A

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.