

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

REF NO: BR/118/22/HH

LOCATION: 26 Westway
Bognor Regis
PO22 8BZ

PROPOSAL: Erection of side/rear extension following demolition of existing side garage and rear extension and removal of chimney.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey side and rear 'wrap around' extension, following the demolition of an existing side garage, rear extension and removal of a chimney.
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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
2km Buffer for Site of Special Scientific Interest
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 to the side and rear of the property and will be visible from the wider area.

The 'wrap around' extension will replace two existing structures: a garage to the side and small extension to the rear and will cover the full width of both elevations. It will include a new garage, of similar scale and footprint to the existing, and kitchen and utility room which will wrap around the rear. It is a modest development, and an appropriate replacement, retaining a similar projection to the existing side and rear structures of approximately 2.5m to the side, and 2.2m to the rear. It will have a hipped roof, which although differing to the gable roof of the existing extensions, will integrate more sympathetically with the hipped roof of the host dwelling. The proposal will have minimal impact on the visual appearance of the property and will remain in keeping with its character, posing no risk of harm to visual amenity.

Being to the side of the property, the extension will be visible from the street scene to the front. This will have some impact on the composition and appearance of the street. However, given that the proposal is replacing an existing garage with another garage of similar scale, location and design, this impact on the composition of the street will be very minimal. The proposal will not significantly alter the appearance of the property, retaining a similar style to the existing, and will remain in keeping with the character of the dwelling, and the locality.

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 side extensions should take care to not disrupt the existing composition of the street in terms of rhythm or building line, respond to existing building design in terms of roof pitch and use complementary and integrated materials and elevational design. As for rear extensions, schemes should exploit opportunities for innovative and contemporary design where appropriate. The proposal is in accord with this.

The removal of the chimney is acceptable and will have minimal harm on the visual appearance and character of the property. Being located to the rear, this alteration will have little impact on the composition and appearance of the street and will have no impact on the character of the area.

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 proposal will be single storey and have a hipped roof at approximately 3.3m high, and 2.35m at the eaves. This roof will include three rooflights, all of which will be flush and result in no harm to residential amenity. The extension will retain 5.9m to the north boundary, 1.1m to the east, 14.1m to the south and 0.87m to the west. These distances are in accord with D DM4 and will not result in any adverse

overbearing or overshadowing of the neighbouring properties located to either side of the dwelling. The distances are also benefitted by the proposal not projecting further south than the existing rear elevations of both neighbouring properties to the sides and remaining compliant with the 45- and 60-degree rules set by the Arun Design Guide. As such, there will be little resulting harm on their residential amenity.

In addition to the rooflights, the proposal will also see the installation of a door to the east elevation and set of doors and windows to the south elevation. It will also feature the removal of one set of windows to the east elevation and decrease in size of another on the same wall. These features and alterations will not result in any adverse overlooking of any neighbouring properties and are acceptable, posing no risk of harm to residential privacy or amenity.

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:

- Existing and Proposed Plans and Elevations 001

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.