

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

REF NO: BR/11/19/HH

LOCATION: Holyrood
Sylvan Way
Bognor Regis
PO21 2RS

PROPOSAL: Proposed front extension, front elevational alterations, rear dormer and internal alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks permission for the construction of a front elevation, alterations to the front elevation, rear dormer and internal alterations. The proposed front extension will measure approximately 3.6m in width, 2.25m in length and be built to a proposed height of 4.2m. The proposed alterations to the front elevation include a front dormer, this will extend beyond the existing roof by a maximum of 4.1m and be built to a proposed height of 2.1m. The proposed rear dormer extends 2.3m from the existing roof and proposed to be built to a height of 1.8m
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

Bognor Regis Town Council: No objection received from Bognor Regis Town Council.

No representations received from nearby occupiers.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

Natural England have no comments to make relating to this application.

POLICY CONTEXT

Designation applicable to site:
- Within the Built up area boundary.

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the Built up area where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan. Bognor Regis Town Council do have a made plan however the policies contained within this document are not considered relevant for this application.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public Realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimize the impact of the proposal on the character of the host dwelling, its neighbours and locality.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built up area boundary and will be permitted subject to consideration against other policies in the Local Plan.

Bognor Regis Town Council do have a Neighbourhood Plan however, these policies are not considered relevant to this application.

There appears to be no relevant history relating to this site.

The site is occupied by a detached two storey dwelling, in a residential street consisting of a variation in house styles and design.

DESIGN AND VISUAL AMENITY

There are three main aspects of this application, a proposed front extension, a proposed dormer to the front elevation and a rear dormer.

The construction of the proposed extension is forward of the primary elevation. The extension will be a proposed length of 2.25m, a width of 3.6m and be built to a proposed height of 4.2m. The proposed front extension due to its siting will be visible in the street scene, however due to the modest size of the extension it is considered a subservient addition to the dwelling.

The proposed front dormer will extend beyond the existing roof by a maximum of 4.1m and be built to a proposed height of 2.1m. The proposed rear dormer extends 2.3m from the existing roof and proposed to

be built to a height of 1.8m. The proposed dormers to the front and rear elevations although fairly large additions to the host dwelling are not considered to have a detrimental impact on the property or street scene. The surrounding properties are of a mixed design and style and as such the proposed is not considered to appear out of character with the area.

The proposals will all be constructed of materials to match that of the existing dwelling and are therefore not considered to impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed front extension will be located approximately 8.75m from the front boundary of the site. The extension will feature a new front door and a single window, these will replace an existing bay window. The proposed front dormer will have the inclusion of two windows, as these replace the existing windows they are not considered to give rise to any additional overlooking onto Slyvan Way. The rear dormer will replace 2 dormers and include 4No. windows, two of these will be double windows and two will be single windows. Given the distance from the rear dormer and the rear boundary is approximately 12.76m and the dormers will overlook the rear garden and then there is a road between the rear southern boundary of the site and the closest dwelling behind the property, the proposed rear dormers are not considered to give rise to any additional overlooking or loss of privacy. It should also be noted there will no additional windows to the side elevations.

Due to the locations of the proposals and distances to the boundaries of the dwelling, they are not considered to give rise to any adverse impacts in terms of overlooking, overshadowing or overbearing and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such 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 1:1250, Existing and Proposed Block Plan and Proposed Elevations 15/18/31 1A, Proposed Ground Floor Plan 15/18/31 4, Proposed First Floor Plan 15/18/31 6 and Existing Elevations and Proposed Roof Plans 15/18/31 2.

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.