

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

REF NO: BR/11/20/HH

LOCATION: 3 Highcroft Avenue
Bognor Regis
PO21 8DQ

PROPOSAL: Removal of existing structure & erection of single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Removal of existing structure and erection of single storey rear extension.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council

No objections

No representation from nearby occupiers

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Network Rail:

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- Encroach onto Network Rail land
- Affect the safety, operation or integrity of the company's railway and its infrastructure
- Undermine its support zone
- Damage the company's infrastructure
- Place additional load on cuttings
- Adversely affect any railway land or structure
- Over-sail or encroach upon the air-space of any Network Rail land
- Cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land

POLICY CONTEXT

Built up Area Boundary

DEVELOPMENT PLAN POLICIES

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

DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DDM1	D DM1 Aspects of form and design quality

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 boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SD SP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Tree, 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 minimise the impact of the proposal on the character of the host dwelling, its neighbouring 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 considered against other policies in the Local Plan.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Bognor Regis Neighbourhood Plan do have a Neighbourhood Plan, however, no policies within this document are considered relevant to this application.

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

The site is occupied by a detached dwelling, set in a residential street consisting of a variation of house styles and designs.

DESIGN AND VISUAL AMENITY

This application proposes the demolition of an existing structure and the erection of a single storey extension. Due to its siting, the proposed development will not be visible from the street scene. This means that there will be no adverse affect on the street scene. The existing structure is 10.5m in length and 3m in width. This will be replaced with an extension that is 11.1m in length, 5m in width and 2.7m in height, increase to 2.9m with the added roof lights. This would be an increase of just over 0.5m in length and 2m in width and would be 8.25m from the boundary line. The change in appearance to the host dwelling is not considered to give rise to any significant harmful impact and will appear as a well

integrated addition to the host dwelling. This is due to its design and proposed materials will be like the existing.

NEIGHBOURING AMENITY

The proposed development is not considered to give rise to any significantly harmful impact upon the residential amenities of neighbouring dwellings. This is due to the design, the size and height of the extension and distance from the immediate neighbour. Meaning that it is not considered to result in any significant overbearing or overshadowing impact on occupiers of adjacent dwellings, as it is retained within the same footprint as the host dwelling. It's size is subservient to the host dwelling and, because of the materials being used, it will be identical to the host dwelling. There will also not be a loss of privacy because no window is being placed in the North wall.

SUMMARY

Given the design and location of the extension it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing and overbearing and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan. As such the proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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:

Proposed Floor Plan, Location and Block - Sheet 1 of 3

Proposed Elevations - Sheet 2 of 3

Existing Floor Plan, Elevations Roof and Proposed Roof Plans - Sheet 3 of 3

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 of the Arun Local Plan.

- 3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building

Reason: In the interests of amenity in accordance with policies DDM1 and DDM4 of the Arun Local Plan.

- 4 INFORMATIVE: The applicant is advised to review the consultation response from Network Rail on Arun Districts Councils website regarding development in close proximity to the railway network..

- 5 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.