

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

REF NO: BR/121/20/HH

LOCATION: 4 Sandymount Close
Bognor Regis
PO22 9EL

PROPOSAL: Single storey rear extension including demolition of existing conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a rear extension in replacement of an existing conservatory.

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**PRINCIPLE**

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 extension is to the rear of the property and is not visible from the street scene. There is an existing conservatory which runs along the part of the rear, however this will be removed and replaced with a single storey extension which will extend further in depth.

The addition appears subservient and will have a hipped roof which is considered to appear well integrated to the host dwelling.

Due to the its siting at the rear with no viewpoints, it is not considered to result in an adverse impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will have a depth of 5.3m which is an increase of around 3.1m from the existing conservatory. The extension will although reduce slightly in width to 3.35m and will have a height of 4.05m and eaves to 2.85m.

The addition retains a minimum of 3m to both side boundaries and 8.5m to the rear.

The neighbouring properties have similar shaped extensions to the rear and due to the sufficient separation, it is not considered to result in an adverse overbearing or overshadowing impact.

There will be 2 windows to the both side elevations of the extension however at single storey, views are not considered to increase from that which are already achievable from the conservatory and garden.

Due to the design and siting, the proposed development is not considered to result in an adverse impact upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development accords 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
 - Proposed Plans - P01

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.