

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

REF NO: BR/123/21/HH

LOCATION: 112 Victoria Drive
Bognor Regis
PO21 2EJ

PROPOSAL: Erection of side and rear extension following demolition of existing conservatory.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application site is two storey detached dwelling located on the Victoria Drive.

This application seeks planning permission for two side and single storey rear extension following the demolition of the single storey rear extension.

The side extensions measures 1.12m wide, 7m deep and 6m high approx.

The single storey rear extension measures 4.09m max level, 2.22m eaves level, 4.74m depth and 4.14m wide approx.

REPRESENTATIONS

Town Council: No objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up 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 neighbourhood plan but none of the policies have direct relevance to this proposal. The proposal complies with this policy Arun Local Plan.

DESIGN AND VISUAL AMENITY

The proposed side extension would be built in flush with the main dwelling and roof profile would be integrated within the existing roof profile. The fenestration pattern would also match the host dwelling. The extension has limited width and does not extend across the width of the plot and over 1m distance from the boundary is maintained. Overall the extension would blend in within the architectural composition of the main house and appears to subordinate to the main house.

Class M of the design guide encourages the side extension to be set back from the main house and also gap should be maintained from the boundary to avoid any terracing effect. In this case extension is broadly aligned with the design guide, due to the detached nature of plot the extension would not cause terracing effect. The single storey rear extension in terms of design and scale is considered to be in keeping with the character of the host dwelling. As mentioned in the design guide the single storey extensions have lessor impact on the street scene, in this case the rear extension would not be visible from the public domain.

The development accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The single storey rear extension measures approximately 4.74m in depth and this contradicts with design guide class M. The existing extension on the boundary approximately measures 3.80m; therefore additional increase by 95cm in not going to significantly alter the existing situation. Also due to the detached nature of the plot, the proposed rear extension is not going to have significant impact in terms of overbearing, loss of outlook or loss of light. The two storey side extension does not extend across the full width of the plot, hence the distance is maintained from boundary; therefore the extension does not appear to have any detrimental impact on the adjoining property. The fenestration pattern does not cause any overlooking into the habitable areas of the adjoining dwelling.

Overall the development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions and informative.

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 CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 & Block plan
Proposed floor plans: un-numbered drawing
Proposed elevations: un-numbered drawing

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 The materials and finishes of the external walls and roofs 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 D DM1 of the Arun Local Plan.
- 4 **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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in

accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.