

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

REF NO: BR/127/21/HH

LOCATION: 12 Ivydale Road
Bognor Regis
PO21 5LX

PROPOSAL: Erection of front porch extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a front porch extension.

RELEVANT SITE HISTORY

BR/45/21/PDH Notification under extended permitted development rights for a single storey rear flat roof extension measuring 6.35m from beyond the rear wall of the original dwelling house, with a maximum height of 2.9m and eaves height of 2.9m. Prior Approv not req
26-03-21

BR/201/05/ Rear extension at ground and first floor. ApproveConditionally
29-07-05

REPRESENTATIONS

Bognor Regis Town Council - No Objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B

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 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.

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 minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

DESIGN AND VISUAL AMENITY

The existing property is a detached two storey dwelling located to the north of Ivydale Road. The property is constructed of brick with a pitched tile roof. There is driveway area to front (south) and garden to rear (north east). The boundary treatment is wooden panelled fencing. The neighbouring properties are number 10 Ivydale Road to east, number 12a Ivydale Road to north west and number 14 Ivydale Road to south east. The road is located directly to south of property. The surrounding area is residential in character and contains a mixture of property designs.

The proposals are for an erection of a front porch extension sited to the front (south) principal elevation of dwelling. Due to the location at front of property it will be highly visible from street scene however due to minimal size of extension, the pitched roof design visually integrates with existing dwelling and being at single storey it is visually subservient to the main dwelling so will not have adverse harm to character of area so will comply with policy D DM1 of the Arun Local Plan.

The proposal will have a width of 2.49m and a depth of approximately 1.20m. The height to pitched roof will be approximately 3.47m. There will be a new front door facing driveway to south and two new windows on south elevation facing driveway to south. There will be two new windows on the east elevation and two windows on the west elevation of extension.

Arun has recently adopted a Design Guide. It states that development should be subservient to the main dwelling and this complies in terms of scale and size. It also states that front extensions in particular must consider their impact on the surrounding street scene and that front extensions should not project forward beyond the predominant building line. Whilst the extension does not comply, the pitched roof design and use of matching materials to existing dwelling is in-keeping with main dwelling so is

acceptable.

The proposed materials will match existing dwelling and consist of painted render walls, plain roof tiles, windows of white PVC framed double glazed units and doors of White PVC framed double glazed units so comply with policy D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will have a width of 2.49m and a depth of 1.20m. The height to pitched roof will be approximately 3.47m. Due to the siting of the extension at front (south) of property there is slight risk of increasing overshadowing or overbearing effects to neighbouring property number 10 Ivydale Road to east. However due to the gap of around 6.22m remaining to south east boundary and the development being at single storey there is no harm to overbearing to overshadowing effects to neighbouring property to east.

Due to two new windows proposed in east side elevation of extension there is increased risk to overlooking to neighbouring property number 10 Ivydale Road to east however due to gap of 6.22m remaining to south east boundary and location of existing boundary fence there is no adverse harm to overlooking to neighbouring property to east.

Due to siting of proposal at front (south) there is no increase risk to overbearing or overshadowing effects to neighbouring property number 12a to west due to gap of 5.60m remaining to west side boundary, location of boundary fence to west and the property number 12a building line set back.

Due to the two new windows proposed in west side elevation of extension there is increased risk to overlooking to neighbouring property number 12a to west however due to neighbouring property building line set back and gap of 5.60m remaining to boundary fence there is no adverse harm to overlooking effects to neighbouring property to east.

Due to the new front door and two fixed windows surrounding the door there is increased risk to overlooking to neighbouring properties to south however due to gap of 10.8m remaining to southern boundary and location of Ivydale Road to south there are no neighbours to south so no adverse harm to overlooking to neighbouring properties to south so is acceptable.

Due to the design and siting of the development, the extension is acceptable because it does not give rise to adverse harm upon neighbouring amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan policies 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 and Site Plan
Proposed Elevations
Proposed Ground Floor Plan Rev C
Existing Elevations
Existing Ground Floor Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.