

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

REF NO: BR/138/19/HH

LOCATION: 38 Hook Lane
Bognor Regis
PO22 8AX

PROPOSAL: Single storey side extension, porch to front, conversion of garage to habitable use to include alterations to roof, front, side and rear elevations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks alterations to the dwelling involving a single storey infill extension, porch extension, garage conversion, alterations to the rear roof and fenestration.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council
Bognor Town Council provided no objection.
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary
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
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 boundary 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 has a 'made' Neighbourhood Plan however none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The proposal seeks various alterations with some visible from the street scene.

There will be a porch extension with a depth of approximately 1.5m which meets with the principle elevation retaining 5m to the front boundary. The existing attached garage and porch will alter roof types from flat to pitched, with the garage also forming a habitable space. The roof alteration to the front will increase in height by approximately 1m however is not considered to appear unduly dominant on the street scene.

To the eastern side elevation there will be an infill extension however this is small at a depth of 2.45m with a width of 1.85m to match the existing side elevation, however this will not be visible from the street scene.

The development is considered subservient to the host dwelling with the alterations modest in scale and matching materials also proposed.

There are 4 neighbouring properties including that of the host dwelling which are constructed similar in appearance however the surrounding area is mixed in style and design and therefore whilst the alteration will change the appearance of the dwelling, it is not out of character with the wider area.

The proposal is due to the siting and design is not deemed to harm the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The porch and garage roof alteration due to its position at the front of the property is not considered to impact upon neighbouring amenity. The infill extension will match that of the existing eastern elevation and with no windows is again not deemed to impact upon amenity.

At the rear extension the roof will alter from flat to pitched and therefore the height will increase from 2.6m to a maximum height of 3.75m. Whilst this is a large increase, the roof is hipped and therefore slopes away from neighbouring properties and with the depth remaining the same at 2.4m, the alteration is not considered to result in adverse overbearing or overshadowing. 1.75m is also retained to the boundary to the west.

There will be alterations to the fenestration to the front, rear and western elevations however with the changes at single storey, it is not considered to give rise to views additional to that which already exist.

The proposal 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.

PARKING

Whilst the conversion of the garage will result in the loss of a parking space, there is sufficient space retained to the front of the property for approximately 3 cars and therefore it is not considered the change

will result in adverse impacts upon parking/highway issues.

SUMMARY

The proposed development is deemed to accord with the relevant development 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 and Block Plan - 03
 - Proposed Plans - 01

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