

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

REF NO: BR/13/22/HH

LOCATION: 235 Hawthorn Road
Bognor Regis
PO21 2UW

PROPOSAL: Erection of two storey side extension and single storey rear orangery following the demolition of existing rear conservatory and side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application proposes to construct a two storey side extension with a front facing dormer and a single storey rear extension.

REPRESENTATIONS

Bognor Regis Town Council provided no objection although noted comments from neighbouring properties. Whilst sympathetic with the concerns, members found it hard to determine any significant impacts that it would have in relation to privacy and find no material grounds in which to object.

4 letters of objection from 2 nearby occupiers

- Due to the location of the property the windows will permit a dual aspect views upon the rear at Crescenta Walk.
- The windows to the second storey result in zero privacy for the kitchen and garden of the property.
- Concerns raised regarding drainage with concrete structures on land with a high water table.
- The extension would bring the property closer to the boundary the additional window would directly overlook our property.
- The height and width would result in a loss of sunshine in the late afternoon.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Bognor Regis Town Council has a made Neighbourhood Plan although none of the policies are relevant this application.

DESIGN AND VISUAL AMENITY

The development will be highly visible from the street scene due to its position to the side of the dwelling.

A two storey extension is proposed to the east side of the dwelling with a width of 3.15m. There is a single storey lean to which will be replaced. This runs along the full side elevation. The dwelling has a part cat slide roof with lower eaves to the front elevation. The proposal will continue the roof design and as such it appears well integrated with the host dwelling and appropriate in scale.

A single storey rear extension will be constructed although this is not visible from the wider area.

The front dormer has a pitched roof and is appropriate in scale to the roof slope. There is an existing gable roof to the front and the design is in keeping with that of the main dwelling.

The surrounding properties are varied in appearance and the development will not result in the dwelling appearing out of character with the area.

Materials consist of rendered masonry which match the dwelling to ensure it appears sympathetic in appearance.

The Arun Design Guide states ' In order to play a subservient role to the original building: the extension should be set down 1-1.5 metres for the ground floor and a minimum of 2 metres for the first floor ' The proposal does not comply with this, matching in height although appears well integrated. 'Extensions must not close important gaps in the street scene by leading to a terracing effect'. The proposal retains sufficient space to the boundary and with a public path running alongside it does not result in a terracing effect. Part M states: "Dormers should be a minor incident in the roof plane and made of sympathetic to the existing or original building materials'. ' Favours small scale dormer windows with pitched roofs over large, flat box-shaped designs'. The dormer complies with the guidance, featuring a pitched roof.

The development due to its design and siting does not result in harm upon the appearance of the dwelling or street scene and accords with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The two storey extension will have a width of 3.15m and run along the full side elevation, meeting with the rear building line and will match the ridge height of the dwelling. The extension retains a minimum of 4.6m to the side boundary and 8.6m to the rear. There is a public footpath which runs along the side boundary and with no neighbours to this side and acceptable separation to the rear, the two storey element will not give rise to adverse overbearing or overshadowing impacts.

To the ground floor is a conservatory which will be replaced with a single storey extension of the same footprint. This will have a depth of 3.1m and a flat roof height of 3m which increases to 3.5m with the addition of a roof lantern. This is set in 1.75m from the south western boundary and does not appear to interest a 45 degree angle when drawn from the closest windows to the boundary . As such it does not result in adverse overbearing or overshadowing upon this elevation.

Additional doors and windows to the ground floor addition will have views over the garden of the host dwelling.

The two storey proposal will result in an additional two first floor rear facing windows serving a bathroom and a bedroom. The windows, specifically the bedroom window will provide additional overlooking upon the property to the rear at No.32. The bathroom window is in the existing building so may constitute permitted development and not require planning permission.

The Arun Design Guide sets out guidance on garden depths and interface distances between houses:
- Back to Back: min. 21m between habitable rooms of properties or to existing buildings;

There is 19.5m separation from the window to the rear elevation of No.32 and whilst slightly short of the guidance, it is not deemed significant in which a refusal is justified. There is an existing rear facing window and views would be similar to that which are achievable from the existing bedroom. Some views may be possible to No.30 however due to the separation and the angle, views would not be significant.

The dormer to the front would result in views over the street scene.

The proposed development will not result in adverse harm by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to comply with relevant development plan policies and as such is recommended for approval subject 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
 - Block Plan and Proposed Elevations and Floor Plans - 002
 - Roof Plans - 003

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 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 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 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.