

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

REF NO: BR/145/21/HH

LOCATION: Little Haven
Thorndene Avenue
Bognor Regis
PO21 2TP

PROPOSAL: Erection of single storey rear extension with associated internal alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

Bognor Regis Town Council: No objection

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXTDesignation applicable to site:
2km Buffer for Site of Special Scientific Interest
Pagham Harbour zone B
Within the 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)

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.

DESIGN AND VISUAL AMENITY

The extension is located to the rear and is not visible from the street scene. It is of a modest size and appears subservient and well integrated with the host dwelling.

Arun District Council recently adopted a design guide with Section M relating to householder extensions. The proposal is considered to comply with this in such that the design responds to and complements the existing character and appearance of the dwelling. The scale and massing is also appropriate.

With no viewpoints from the wider area, the proposal will not result in adverse harm upon the street scene or wider area complying with the above policies.

RESIDENTIAL AMENITY

The extension will have a depth of approximately 7.7m. The proposed is not considered to intersect a 45 degree angle when measured from the centre of the ground floor windows closest to the boundary. It will have a pitched roof to a height of 4m with an eaves height of 2.5m with skylights facing the rear garden of the host dwelling. This is not considered to result in an overbearing or overshadowing impact upon amenity.

It will extend beyond the side eastern elevation due to the angle of the proposal however due to the shape of the plot there will not be any views from the public realm it retains sufficient space to the neighbouring property with just over 1m to the boundary.

Part M of the Arun Design Guide explains that proposals should preserve the amenity of the original and neighbouring property in regards to overlooking, overbearing and overshadowing. The proposal of is considered to comply with this due to the separation distance and the scale of the proposed.

The proposed development is not considered to result in adverse harm upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan and the Design Guide.

SUMMARY

The proposed development is deemed 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.

CIL DETAILS

This application is not CIL Liable.

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 090221/SL-27A
 - Existing Plans 090221/SL-28
 - Existing Elevations 090221/SL-29
 - Proposed Plans 090221/SL-30
 - Proposed Elevations 090221/SL-31A
 - Proposed Elevations 090221/SL-32A
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.