

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

REF NO: BR/146/25/HH

LOCATION: 4 Gatehouse Mews
Sudley Road
Bognor Regis
PO21 1FJ

PROPOSAL: New entrance porch. Single storey rear extension. Conversion of existing storage room into habitable room.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bognor Regis Town Council - Objection:

- The site lies in Future Flood Zone 3a and the applicant failed to submit a FRA to adequately assess the flood risks posed by the development, especially in regard to people and climate change.

No representation received from nearby occupiers.

Comments noted, the application site is not within Future Flood Zone 3a, as such, no FRA required.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within Built-Up Area Boundary.
Prone to Groundwater Flooding.
Pagham Harbour Zone B.
2km Buffer for Site of Special Scientific Interest.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and 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**DESIGN AND VISUAL AMENITY**

This application seeks planning permission for a front porch, single storey rear extension, and the conversion of existing storage room into a habitable room. The majority of the works are to the rear, and the porch is mostly obscured from the street scene due to the siting of the dwelling within a courtyard off Sudley Road. The extensions would be constructed in materials to match the existing.

The proposed porch would adjoin the front elevation and would measure 2m wide, 1m deep and 2.2m high. It would be sited within an existing recessed area, as such it would not extend beyond the established building line of the dwelling and its attached neighbour. The proposed porch would not harm the character of the host dwelling or surrounding area in accordance with policy D DM1 of the Arun Local Plan (ALP).

The proposed conversion of the existing store within the rear garden would maintain the existing footprint, height, and design. The door on the north elevation would be replaced with a window to match the adjacent. As such, the proposed conversion would not impact the visual amenity of the host dwelling in accordance with policies D DM1 and D DM4 of the ALP.

The proposed single storey rear extension would measure 1.7m deep and 4.2m wide, with a flat roof height of 3.1m. It would provide a link between the rear elevation of the host dwelling to the existing store within the rear garden. The extension would be finished with matching brickwork to the host dwelling. Fenestration to the rear elevation would comprise a door to the rear garden and one rooflight is proposed within the flat roof. The proposed extension would not adversely impact visual amenity in accordance with policies D DM1 and D DM4 of the ALP.

Overall, the proposed development would not harm the character and visual amenity of the property or the surrounding area in accordance with policy D DM1 of the Arun Local Plan and the Arun Design Guide (ADG).

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the Arun Design Guide (ADG) states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The proposed porch would be sited to the front elevation and given the nature of the siting within the recessed element of the front elevation and the spacing maintained between this element and neighbouring properties, the porch would not result in any adverse impacts to neighbouring residential amenity in accordance with policies D DM1 and D DM4 of the ALP.

The proposed store conversion would retain its existing depth, width and height and would be used as a bedroom. The proposal would maintain its existing siting, adjoining the neighbouring dwelling to the south-east, abutting their ground floor amenity. Whilst it is noted that the garage is currently not in habitable use, the conversion of the garage to a bedroom would not result in significant noise or disturbance, or any overbearing or overshadowing impacts to the neighbouring dwelling. The existing door would be replaced with a window and would give rise to views of the rear garden, views obtained would not be significantly different to those currently achieved from the existing adjacent window. As such, the conversion would not result in harmful overlooking.

The proposed single storey rear extension would be constructed up to the side boundaries. To the south-west, the existing wall projection would be 0.7m higher than the extension as such, there would be no overbearing or overshadowing impacts to this neighbour. To the north-east, there is an existing 1.8m boundary fence. The extension would project 1.2m above the fence and would have a modest depth of 1.7m. Due to its limited depth and single storey scale, the extension would not result in unacceptable loss of light or overbearing impacts. No fenestration is proposed within the side elevations, ensuring that the proposed single storey extension would not result in any overlooking impacts to either neighbour.

The proposed extension would not harm the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the ALP and the ADG.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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 Plan PL101
- Site Plan P102
- Proposed Plans PL105
- Proposed Elevations PL106

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.