

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

REF NO: BR/149/20/HH

LOCATION: 11 Westingway
Bognor Regis
PO21 2XU

PROPOSAL: Extension of existing garage to be an Oak framed garage with pitched tiled roof including 2 skylight windows, clad in non combustible treated wood cladding or composite cladding and entrance enclosed withing existing garden.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct an extension to an existing garage to the rear of the site and adjacent to the road.
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REPRESENTATIONS

Bognor Regis Town Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 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 proposal seeks to extend an garage which is sited to the rear of the property. The dwelling is located to a corner, fronting both Westingway and Parkway with the garage facing the street scene at Parkway.

The garage is set back from the road retaining around 7m to the street frontage and the development would extend the garage to infill this gap, running along the north eastern elevation meeting with the boundary footpath. The extension will be an oak framed structure with tiled roof. The materials are acceptable. The garage will have a height of 3.9m with a barn hip to the front with a width of 4m.

There are no other examples of outbuildings located at the street frontage with the development sited significantly forward of the established development line. As a result of its siting when viewed from the road the extension will be visually prominent and appear as an unduly dominant feature in the street scene.

There are trees to the south western elevation which would partially screen the garage from this elevation, however there is no guarantee this planting would remain with the enlarged building and therefore if removed it would allow views of the garage from both the north eastern and south western elevation and it would further increase its visibility within the street scene.

As a result of the siting of the garage and with no similar outbuildings visible to the street frontage it is considered to give rise to an adverse impact upon the street scene and spatial pattern of the area, in conflict with DDM1 (1) of the Arun Local Plan.

RESIDENTIAL AMENITY

The garage will run along the boundary to the north east which consist of a fence reducing in height from around 1.8m to approximately 1.2m as it extends towards the street scene. The garage will extend along this boundary with a depth of 7m.

Due to the siting of the neighbouring property which features a garage closest to the boundary, although set back from the street scene, the proposal is not considered to give rise to adverse overbearing or overshadowing impacts. In order to help determine adverse impacts a 45 degree line is drawn from the centre of the front facing window closest to the boundary, although due to the separation is not intersected.

There are no openings to the north eastern side and therefore no adverse overlooking with doors and velux fronting the garden of the host dwelling.

PARKING

There is no garage door proposed to the road frontage and therefore it does not appear as the structure would be used as a garage. The extension would therefore remove the access to the existing garage and ultimately an off road parking space. There is however sufficient on street parking and this is not considered to give rise to highway or parking issues.

SUMMARY

The proposal is deemed to conflict with relevant development plan policies and as such is recommended for refusal.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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

REFUSE

- 1 The development by virtue of its siting to the street frontage appears unduly dominant in the street scene and incongruous to the pattern of development in the area resulting in an unacceptable impact upon the character and appearance of the locality and in conflict with policy D DM1 (1) of the Arun Local Plan and the NPPF.
- 2 **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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.