

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

REF NO: BR/158/19/PL

LOCATION: Flat 1
4 Nelson Road
Bognor Regis
PO21 2RY

PROPOSAL: Proposed front extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a front extension to a building consisting of 3 flats.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council
- Provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Due to the scale of the development we have no conditions to request.

POLICY CONTEXT

Designation applicable to site:
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)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The application site is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development policies. 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 is situated to the front of the dwelling and is therefore highly visible from the street scene.

The proposal extends approximately 1.75m beyond the principal elevation and therefore would add bulk to the front of the property however it does not extend beyond the established property line retaining 6.3m

to the front boundary. There is an existing detached garage situated along the western elevation which will be removed to make way for the front extension.

Whilst the extension is a large addition it appears subservient to the host dwelling. It has been constructed to appear sympathetic in appearance to the host dwelling with the roof constructed with a slight curve to match the design style of the host dwelling and with the use of matching materials.

The area is varied in style and design and the addition would not impact upon the spatial pattern of the street scene. As a result of the design and siting the proposal is not considered to give rise to an unacceptable impact on the established character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will be situated to the western side of the property and will have a width of 9.2m and a depth of around 6.1m. This retains around 0.5m to the boundary to the west and 6.85m to the rear. The extension will have maximum height of 3.7m.

There is a door to the neighbouring property (4a) facing the host dwelling however there is an existing garage positioned to the western boundary which is to be removed. Whilst the extension is taller than the structure currently in place, it is not considered to give rise to overbearing or overshadowing impacts additional to that which is already achieved with 2.3m from the boundary to the side elevation of No.4a.

1 window is proposed to the south and 1 to the east. These are not deemed to give rise to adverse overlooking, with views predominately over the street scene and 15m to the eastern boundary fencing.

Due to the siting of the proposal which is to the front side of the dwelling, it is not considered to result in adverse impacts upon neighbouring amenity 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 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
 - Proposed South and North Elevations
 - Proposed Floor and West Elevation
 - Proposed East Elevation
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.