

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

REF NO: BR/15/21/HH

LOCATION: 32 Murina Avenue
Bognor Regis
PO21 2DA

PROPOSAL: Two storey rear extension and balcony.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal will construct an extension to the rear of the property with a balcony.
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RELEVANT SITE HISTORY

BR/189/20/HH	Two storey rear extension.	ApproveConditionally 30-09-20
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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
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework

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.

BACKGROUND

An application for similar works were approved in September 2020.

Due to the minor changes proposed , this report will only assess the changes which include;

- Internal change from utility to bathroom
- Increase in the pitch of the roof by 30cm.
- Increase number to ground floor windows.

DESIGN AND VISUAL AMENITY

The property is a detached chalet bungalow and the roof will run up to a point to form a small pitch and therefore it will increase in height by 0.3m to 7.6m.

The street scene consists of properties that are mixed in appearance and the alterations are not considered to result in the property appearing out of character in the area, with the height remaining similar to those within the street scene. The roof remains hipped and therefore the increase in height is not considered to appear unduly dominant.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Section M refers 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.

The changes proposed are considered minor and do not result in an adverse impact upon the street additional to that which has already been approved. As such it is not considered to result in an adverse impact on the spatial pattern or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The height of the dwelling will increase around 0.3m however with the roof hipped and with 2.8m and 4.5m retained to the neighbouring boundaries, this is not considered to result in adverse overbearing or overshadowing upon amenity.

There will be an additional window to both ground floor side elevations. As these are to the ground floor and with sufficient separation to the boundaries with fencing in place, it is not considered this will give rise to adverse overlooking.

The previous application BR/189/20/HH had a condition relating to the height of balcony screening to the rear and this will be applied to this application to ensure the balcony does not provide adverse overlooking.

The proposal is not considered to give rise to harm upon amenity by way of overbearing, overlooking or

overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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.

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 - 005 18.01.21
 - Proposed Roof and Elevation - 18.01.21
 - Proposed Plans - 18.1.21.

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 balcony screening to the north west and south east side elevations of the balcony shall at all times be obscured glazed and to a height of 1.8m and be retained thereafter in perpetuity.

Reasons: In the interests of the amenity of the neighbouring dwelling 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.