

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

REF NO: BR/160/20/HH

LOCATION: 212 London Road
Bognor Regis
PO21 1AX

PROPOSAL: Single storey rear extension and single storey rear infill extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey infill extension and to alter the roof of an existing rear addition.
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RELEVANT SITE HISTORY

PAA/6/16/	Conversion of existing terraced dwelling house to 3 x 1/2 bedroom flats with converted roof and additional dormers	Refuse Pre App 18-01-16
BR/349/07/	4 bed house divided into 2no self contained 2 bed flats, with small rear extension.	ApproveConditionally 17-03-08

REPRESENTATIONS

Bognor Regis Parish 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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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 proposal is situated to the rear of the property and as such is not visible from the wider area.

The extension will infill part of the rear which has an existing addition along the northern boundary. This will increase the width so it runs the full rear and meets with the southern boundary. There is also an existing lean to which will alter to form a flat roof.

At single storey, the proposal is considered subservient to the host dwelling.

Due to the siting of the proposal to the rear, it is not considered to result in adverse impacts upon the spatial pattern or character of the area with no viewpoints and as such accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The infill will have a depth of around 6m and a width of 2m. It will have a height of 2.75m with the addition of a roof lantern. The rear of the existing addition also has a small lean to which will alter from a lean to roof to a flat roof with the height reducing from that which currently exists to 2.55m. The depth will remain at around 1.4m.

The extension will run alongside the boundary to the south which consists of a neighbouring two storey addition and a brick wall around 1.9m in height. The proposed infill is also not visible from the neighbouring property at No 214 due to the existing two storey addition to the northern side and as such the single storey infill it is not considered to appear overbearing or overshadowing.

The development will extend slightly beyond the rear of the property to the south, however there are no openings to the rear elevation at No.210 and with a garage compound to the rear, is not considered to result in adverse impacts.

There is one small window to the two storey addition to the south however at first floor, the infill is not considered to result in adverse harm to the neighbouring property.

There are doors to the rear of the infill, however views are not considered additional to that already available.

As a result of the design and siting, the proposal is not considered to result in adverse harm upon amenity 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 Plan - 20/38/4
 - Block Plan - 20/38/3
 - Plans - 20/38/1

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.