

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

REF NO: BR/164/20/HH

LOCATION: 19 Pevensey Road
Bognor Regis
PO21 5NS

PROPOSAL: Single storey side extension. Conversion of roofspace to habitable use with dormers and single storey outbuilding to rear for use as a playroom/gym and addition of rendering.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct two dormers to the side elevations of the property and a single storey side extension. The proposal seeks to construct an outbuilding to the rear garden.

REPRESENTATIONS

Bognor 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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies 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 dormers are highly visible from the street scene due to the siting at the side elevations. The outbuilding will be situated to the rear boundary of the property and hidden from view.

The side extension will extend behind the existing garage and infill the side of the property meeting with the rear elevation of the dwelling. This is modest in size with a width of 2.6m.

There are examples of similar dormer extensions within the street scene and whilst it changes the appearance of the dwelling, it is considered in keeping with other properties within the area.

The dormers retain around 0.7m to the ridge and eaves and therefore are not considered unduly dominant upon the street scene.

The proposal alters the appearance of the dwelling in the street scene however it is not considered to result in dwelling appearing adversely out of character or impact the spatial pattern of the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The side extension is modest in size and will have a height of around 2.6m with a small roof lantern. This addition extends to the boundary and there are 2 side windows to the property to the west however with a fence along the boundary it is not considered to result in an adverse impact by way of overbearing or overshadowing.

The dormers are large in size and run along both roof slopes with a length of 10.9m. They have a depth of 3.2m and a height of 2.2m. Whilst the dormers are large, they are retained within the footprint and with a garage to the both sides, they are not considered to appear adversely overbearing.

There will be windows on both sides serving bathrooms and bedrooms. The neighbouring properties are both bungalows and there is one velux to the property to the south east which the dormer would look toward, however there are two pitched roof garages to this side also and it is not considered views to the rooflight would be significant.

Due to the siting of the dormers they are likely to provide some views towards the rear gardens of the neighbouring properties however the neighbouring dwellings extend slightly further to the rear than the host dwelling and again views are not considered to be significant.

The outbuilding that is proposed will be located to the rear garden of the property. It will have a length of 9m with a depth of 4m. It will have a minor sloping roof with a maximum height of 3m. There is fencing to the rear and side boundaries and due to its siting and with no neighbours to the rear the outbuilding is not considered to result in an adverse impact upon amenity. There will be a set of doors which would overlook the garden of the host property.

The proposal by way of its siting and design is not considered to result in significant impact upon neighbouring amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord with the 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 - July 2020
 - Proposed Plans - July 2020
 - Proposed Garden Rom - July 2020

 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 bathroom windows to the dormers of the shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 and D DM4 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.