

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

REF NO: BR/167/18/HH

LOCATION: 6 Mead Court
Mead Lane
Bognor Regis
PO22 8BL

PROPOSAL: Conversion of existing integral garage into bedroom. This application affects the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to convert the existing integral garage into one bedroom.

RELEVANT SITE HISTORY**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**Bognor Regis Town Council
No objection - noted**CONSULTATIONS**

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

The Conservation Officer has supported the timber construction of the French doors to match existing joinery and considers the proposal to have a neutral impact upon the character and appearance of the local area and can be supported.

POLICY CONTEXTWithin Built-up Area Boundary
Upper Bognor Road & Mead Lane Conservation Area.**DEVELOPMENT PLAN POLICES**

SDSP2	SD SP2 Built-up Area Boundary
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
HERSP1	HER SP1 The Historic Environment
HERDM3	HER DM3 Conservation Areas

[Bognor Regis Neighbourhood Plan 2015 Policy 8A](#) Design Excellence

Bognor Regis Neighbourhood Plan 2015 Policy 1 Delivery of the Vision

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE & POLICIES

The application is located within the built-up area boundary where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan 2011-31. In this case the key policies are deemed to be HER SP1, HER DM3, D SP1, D DDM1 and D DDM4 of the Local Plan. Additionally policies 1 and 8A of the Bognor Regis Neighbourhood Development Plan are applicable.

The garage conversion requires planning permission due to Condition no.7 imposed on BR/147/00 which states that the dwelling is not to be extended or altered in any way.

There is no relevant site history.

SITE

A mid-terrace three-storey townhouse within a row of five dwellings (nos 4-8), two pairs mirroring each other and a fifth larger dwelling on the western end of the row and the only one with a separate gated access. There are a further three townhouses (nos 1-3) at the entrance to Mead Court. No.1 was granted permission to convert their garage in 2008.

The front boundary is open. The terraced properties comprise red brickwork on the first and second floors, stonework on the ground floor and a grey slate roof.

The locality is predominantly residential and the surrounding area has a mixture of terraced, semi-detached and detached properties of various styles and designs. Bognor Regis Campus is to the east of the site in Mead Lane.

DESIGN & VISUAL AMENITY

The proposal is to convert the existing integral garage into a bedroom increasing it to a four-bedroomed dwelling. The existing garage door is to be replaced with new timber framed French doors to match those existing at the second floor along with additional sidelights. The new timber joinery is to be painted white.

It is not considered that the proposal would be obtrusive in the street scene and nor would it conflict with the established character of the surrounding residential areas and the Mead Lane Conservation Area. It would therefore conserve the character and appearance of the Conservation Area.

RESIDENTIAL AMENITY

The loss of the garage is considered acceptable as two off-road spaces on the driveway would remain.

The new bedroom would look out onto the driveway and access road and beyond those a workshop. There are no issues of overlooking.

The proposal is deemed to be in accordance with the above policies and it is therefore recommended for approval subject to conditions.

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:

Drawing 1110 Location and Block plan
 Drawing 1211 Rev A Proposed ground floor plan
 Drawing 1310 Rev A Existing and Proposed Elevations

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.