

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

REF NO: BR/16/22/PL

LOCATION: Garth House
High Street
Bognor Regis
PO21 1HQ

PROPOSAL: Erection of part single, part two storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a part single storey part two storey rear extension.
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RELEVANT SITE HISTORY

PAA/139/20/	Demolition of existing residential properties and construction of purpose built residential pods providing student accommodation with flexible holiday accommodation. Dual use in accordance Schedule 2 Part 3 (Class V) of the GPDO.	Refuse Pre App 10-03-21
BR/122/20/OUT	Outline application with some matters reserved for demolition of Garth House and West View to be replaced with 20 No. self contained apartments consisting of 10 No. 1 bed and 10 No. 2 bed apartments.	Withdrawn 21-10-20

REPRESENTATIONS

Bognor Regis Town Council provided no objection and are keen to see the building renovated owing to its prominent location as identified in the Neighbourhood Plan. It is hoped external improvements will create a more positive impression for visitors.

2 letters of representation received from nearby occupiers.

- Object that there is no parking provision on site.
- Any cosmetic improvements would be welcomed as it currently an eyesore.
- With no parking, this could have a huge impact on surrounding roads.

Comments noted and addressed in the conclusion.

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
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Bognor Regis has a made Neighbourhood Plan although no policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The extension is to the rear elevation although due to the siting of the property the extension is likely to be visible from eastern elevation with a car park behind the boundary wall allowing views towards the dwelling.

The extension will run along the rear elevation and appears well integrated matching the eaves of an existing element. The height is well below that of the ridge which ensures it is subservient to the host dwelling.

The scale and massing of the extension appears appropriate when compared to the size of the host dwelling and that of the site. Materials consist of white render which will match the host dwelling which helps to ensure it is sympathetic in appearance.

The Arun Design Guide states ' Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form'. The proposal is considered to achieve this. The guide states 'Preserve garden areas and not lead to an unacceptable reduction in garden size below a depth of 10.5 metres.' The proposal complies with this retaining an acceptable sized amenity space for the residents.

With limited views available, the proposal will not result in adverse harm upon the character or appearance of the area and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a depth of approximately 5m and width of 7.6m running along the full rear

elevation which incorporates the rear of Garth House and West View.

To the eastern side there is a car park and the extension will not result in harm upon this elevation. Similarly, 17m is retained to the rear boundary and again there is no adverse impact on this elevation.

To the west there are properties at 1-3 Campbell Road. The extension would extend along part of the rear of No.1 and with it located to the east it will likely result in some loss of light with 2 first floor windows facing towards the extension. It may give rise to some overbearing. This is however not considered significant in which a refusal is justified with sufficient separation retained with 4.4m retained from extension to the boundary and slightly more to the rear of the neighbouring property. The building angles away from the boundary and the height is reduced compared to the main property with a flat roof.

The extension will not give rise to overlooking with no windows to the western side. There are 2 rear facing first floor windows although views will be over the garden of the host dwelling. There are also existing first floor windows and whilst located further in depth views are not considered to adversely increase from that which is already achieved.

The proposed development will not result in adverse harm upon amenity by way of overbearing, overshadowing or overlooking in accordance with D DM1 and D DM4 of the Arun Local Plan.

PARKING

Concern has been raised about parking at the property. The numbers of flats contained in the building will remain as existing and are not to increase, only the size of the flat. Therefore it is not considered that the demand for parking at the property will change from existing.

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
 - Proposed Site Plan - PL-102
 - Proposed Plans - PL-104

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.