

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

REF NO: BR/171/18/HH

LOCATION: 31 Merrion Avenue
Bognor Regis
PO22 9DF

PROPOSAL: Remove existing conservatory & replace with rear extension. Relocation of Utility room. Installation of rooflights on flat roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks planning permission for the removal of an existing conservatory and construction of a rear extension, relocation of utility room and the installation of roof lights in the flat roof. The proposed rear extension will measure approximately 5.5m in depth, 5.9m in width and with a height of 3.25m. The proposed rear extension also includes a roof light measuring a height of 0.56m. Therefore the total height of the extension including the roof light is approximately 3.79m.

RELEVANT SITE HISTORY

BR/258/08/	Single storey flat roof extension.	ApproveConditionally 29-09-08
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council
Bognor Regis Town Council have provided no objection to the works proposed.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary.

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
SDSP2	SD SP2 Built-up Area Boundary
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

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4.

DESIGN AND VISUAL AMENITY

The proposed extension is situated at the rear of the property and will not be visible in the street scene. The proposed extension due to its siting and size is considered well integrated and subservient to the main dwelling. The application also proposes the addition of a false pitch overhang forward of the primary elevation of the existing single storey side extension. The materials used will match that of the existing dwelling and it is considered that development will not have any unacceptable adverse impacts upon the character of the area and will accord with DDM1 and DDM4 of the Arun Local Plan. Bognor Town Council has a 'made' Neighbourhood Plan however none of the policies are considered relevant to this application.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed replacement single storey rear extension will be approximately 5.5m in depth, 5.9m in width and with a height of 3.25m. The proposed rear extension will also incorporate a roof light measuring a height of 0.56m. Therefore the total height of the extension including the roof light is approximately 3.79m. The proposal includes the addition of a false pitch overhang forward of the primary elevation of the existing single storey side extension. It is considered that this element of the proposal will appear well integrated with the host dwelling. The proposed extension will be situated on the boundary line and will be approximately 20.26m from the North West Boundary and extend beyond the neighbouring property by an additional 1.66m. By virtue of the proposals siting, design and scale it is considered that the development will not result in any harmful overbearing, overshadowing and overlooking impacts upon the neighbouring residential amenity and therefore in accordance with policies DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT**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 Proposed site plan 102, Proposed plans, sections & proposed elevations 104, Proposed 3D 01 105 and Proposed 3D 02 106.
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.