

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

REF NO: BR/171/25/HH

LOCATION: 17 Annandale Avenue
Bognor Regis
PO21 2ES

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

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bognor Regis Town Council - No objection.

2 No. objections received for the following reasons:

- Unacceptable noise, light and dust pollution.
- Loss of privacy within the rear garden in an already overcrowded urban area.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.
Within an area with potentially high ground water.
Pagham Harbour Zone B.
2km Buffer for Site of Special Scientific Interest.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and 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

DESIGN AND VISUAL AMENITY

The site is a two-storey semi-detached dwelling located at 17 Annandale Avenue. This application seeks planning permission for the construction of a single storey rear extension and single storey porch extension. The proposed single storey rear extension would be sited on the rear (northern) elevation, extending beyond the eastern flank and the proposed single storey porch extension would be sited at the front (southern) elevation of the host dwelling. Both proposals would be visible from the street scene.

The proposed single storey porch extension would have an approximate width of 2.5m and an approximate increase in depth from 1m to 1.8m. The existing porch is incorporated within the host dwelling and the proposed porch extension would alter the visual appear to a pitched roof and have a maximum height of 3.3m and an eaves height of 2.5m.

The combined depth of the existing and proposed porch would exceed the Arun Design Guide (ADG) depth of 1.5m and it is noted that it would extend forward from the host dwelling. However, the proposed extension would provide a slightly larger footprint, responding sensitively to the bay window serving the front amenity of the host dwelling and therefore would not disrupt the building line or street scene.

Fenestration to the front (south) elevation would be a fully glazed enclosed porch and would be finished with rendered masonry and roof tiles to match the host dwelling. Given the existing variation within the street scene of Annandale Avenue, the proposed porch would not result in harm to the character of the street scene, in accordance with policy D DM1 of the Arun Local Plan (ALP).

The proposed single storey rear extension would have an approximate width of 8.4m and an approximate depth of 3.3m beyond the existing rear elevation of the host dwelling. The proposed rear extension would project beyond the northern elevation with a small wrap around to the eastern flank of the host dwelling. The proposed single storey rear extension would have a flat roof with an approximate maximum height of 3.5m, containing two sunken rooflights. The rooflights would be in accordance with Part M of the Arun Design Guide (ADG) and would maintain the privacy of the neighbouring properties.

The proposed single storey rear extension would be finished with rendered masonry to match the host dwelling. Fenestration to the rear (north) elevation would include patio doors and a window. Fenestration to the southern elevation would be a single door.

The use of materials would ensure the proposed single storey rear extension and single storey porch extension integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single storey porch extension would be set in approximately 3.2m from the neighbouring side (eastern) boundary and set back approximately 3.85m from the front (southern) boundary. The proposed single storey porch extension would not project beyond the neighbouring dwellings front projection and would not result in overbearing or overshadowing to the neighbouring dwellings.

The proposed single storey porch extension fenestration (south) would have an outlook across the front amenity driveway serving the host dwelling, maintaining the existing porch outlook and would not result in overlooking to the neighbouring dwellings.

The proposed single storey rear extension would abut the neighbouring dwelling's (west) boundary and would be set back approximately 11.8m from the rear (northern) boundary and set in approximately 1.1m from the side (eastern) boundary.

The western flank of the proposed rear extension extends approximately 3.3m in depth and would

remain subservient to the host dwelling. The proposed extension would extend in line with the existing rear elevations of neighbouring properties and as such, the proposed rear extension would not result in overbearing or overshadowing impacts to neighbouring properties. Given the spacing maintained between the rear extension and the rear boundary to the north, the proposed rear extension would not result in overbearing or overshadowing impacts to neighbouring properties to the north.

The proposed fenestration within the rear elevation would have an outlook across the rear amenity of the host dwelling, and given the spacing maintained between the rear extension and the rear (northern) boundary, the proposed fenestration would not result in overlooking to the neighbouring properties to the north. Concerns raised regarding the rear (northern) boundary separation distance and loss of privacy have been noted. However, within the vicinity there are a number of examples of similar size single storey rear extensions and the proposal would retain a rear garden with a depth of 11.8m from the rear (northern) boundary. Therefore, the proposed single storey rear extension would not result in overlooking to the neighbouring dwellings.

It is noted that two objections have been received in relation to the potential noise and disturbance during construction works. The proposed development is a small scale householder development and such noise and disturbance would be limited to the construction period. As such, the proposal would not result in demonstrable harm to neighbouring properties by way of noise and disturbance and the proposal is acceptable in this regard.

The proposed extensions would not result in harm to neighbouring amenity by way of overbearing, overshadowing or overlooking impacts and the proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the ADG.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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.

CIL DETAILS

This application is not CIL liable.

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:

Site Location Plan.

Proposed Floor Plans, Section and Elevations D8425 35 10.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.