

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

REF NO: BR/172/21/HH

LOCATION: 41 Ash Grove
Bognor Regis
PO22 9JT

PROPOSAL: Erection of an outbuilding following demolition of existing outbuildings

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to demolish an existing outbuilding and greenhouse and construct an outbuilding to the rear of the property.
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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
DSP1	D SP1 Design

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 policy considered is D DM1 of the Arun Local Plan.

Bognor Regis has a made Neighbourhood Plan however none of the policies are relevant to this

proposal.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the property and is not visible from the wider area.

The existing outbuilding and greenhouse to be removed are situated towards the front of the garden however the proposed outbuilding will be located to the rear end of the garden.

The size of the outbuilding likely falls within permitted development being of a modest size, appropriate in scale for the size of the garden and property.

The Arun Design Guide states that new development should respond to and complement the existing character and appearance. The development is not too large in size or scale for the area and is acceptable.

The external appearance will consist of cladding. This is acceptable, with no views from available from the street scene.

Due to its size and its location with no views available from the wider area, it is not considered to result in harm upon the street scene in accordance with D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The outbuilding will have a flat roof with a height of 2.5m retaining 0.75m to the side boundaries and 1.6m to the rear.

The neighbouring dwelling has a similar sized outbuilding to the rear of the garden.

Due to the size of the outbuilding, situated away from neighbouring properties, the proposal is not considered to result in overbearing or overshadowing upon amenity.

There will be doors which open onto the garden of the host dwelling and with the structure single storey, views will be of the garden.

The proposed outbuilding is not deemed to result in harm upon amenity and accord with D DM1 of the Arun Local Plan.

SUMMARY

The proposal accords 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
 - Side Elevation- Proposed Plan
 - Side Elevation - Proposed Plan
 - Front Elevation - Proposed Plan
 - Proposed Floor Plan
 - Block Plan
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.