

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

REF NO: BR/173/21/HH

LOCATION: 37 Murina Avenue
Bognor Regis
PO21 2DB

PROPOSAL: Single storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey side extension and install three new roof lights to rear (south west) roof plane.

REPRESENTATIONS

Bognor Regis Town Council - No Objection.
No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B

DEVELOPMENT PLAN POLICIES

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

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

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Also Section M of the Arun Design Guide is relevant to the application.

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

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Section M of the Arun Design Guide states that roof extensions associated with loft conversions can play a valuable role in increasing the efficiency of a building's land use while ensuring appropriate amenity for occupants. However when extensions include roof lights, these should maintain the privacy of neighbouring properties. Rooflights should be used sparingly, discreetly, and centred on the roof.

DESIGN AND VISUAL AMENITY

The property is a two storey semi-detached dwelling to south of Murina Avenue. The property is constructed of brick and pebbledash render to first floor with a pitched tiled roof. There is off-road parking area to front (north east) and garden to rear (south west). Neighbouring properties are 35 Murina Avenue to east and 39 Murina Avenue to west. The surrounding area is residential in character and contains properties of a mixture of designs including bungalows to north and two storey properties to east and west.

The proposals are for a single storey side extension to the south east corner of dwelling and three new roof lights to rear (south west) roof plane. Due to the siting of extension to rear (south east) corner of dwelling it will be restricted from view from street scene so will not adversely impact street scene or surrounding character of area and complies with policy D DM1 of the Arun Local Plan. The pitched roof design is in-keeping with the existing property and being at single storey it is visually subservient to main property so complies with policy D DM1 of the Arun Local Plan.

The proposal will have a width of approximately 4.58m and a depth of approximately 1.80m. The height to top of pitched roof will be approximately 3.07m. There is a gap of around 2.11m remaining to south east boundary. The extension will have one new single door positioned further towards the garage end(which will replace existing door to side) and one new single window to side (south east) elevation and one new single window to the rear (south) elevation facing garden.

The three new roof lights are to be installed to the existing rear (south west) roof plane. Due to siting of roof lights they are not visible from street scene so will not adversely impact street scene or character of area so will comply with policy D DM1 of the Arun Local Plan.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of scale and size. It states for streets characterised by small gaps between buildings, extensions must not close important gaps in the street scene by leading to a terracing effect, or remove existing external access from front to back gardens. This can generally be ensured by keeping extensions at least 1 metre away from the side boundary of a plot at ground floor. The proposal complies with this.

It states that for rear extensions, in semi-detached houses, by keeping single-storey extensions no more

than 3.3m from the rear elevation of the original dwelling. As the proposal does not extend beyond rear principal elevation then this complies. It states that when extensions include roof lights, these should maintain the privacy of neighbouring properties. Rooflights should be used sparingly, discreetly, and centred on the roof. Whilst there are three new roof lights proposed they are centred on the roof and on the rear roof so are acceptable.

The materials seem to match existing property and consist of facing brick walls to match existing, slate roof tiles to match existing, and white upvc doors and windows so complies with policies D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will have a width of approximately 4.58m and a depth of approximately 1.80m. The height to top of pitched roof will be approximately 3.07m. Due to siting to side (south east) corner there is increased risk to overshadowing or overbearing effects to neighbouring property number 35 Murina Avenue to east however due to gap of around 2.11m remaining to south east boundary and being at single storey there is no adverse harm to overshadowing or overbearing effects to neighbouring property to east so is acceptable.

Due to the one new single door and one new single window to side (south east) elevation there is increased risk to overlooking to neighbouring property number 35 however due to being at single storey, gap between the extension and the neighbouring and existing boundary fence to side (south east) there is no adverse impact to overlooking to east so complies.

Due to the one new single window to the rear (south) elevation facing garden, there is increased risk to overlooking to neighbouring properties to rear (south) however due to large gap of around 21.5m remaining to rear boundary there is no adverse impact to overlooking to neighbouring properties to south so is acceptable.

The three new roof lights will not cause increase in adverse impacts to overshadowing, overbearing or overlooking effects to neighbouring amenity so will comply.

Due to the design and siting of the development, the alterations are acceptable because they do not give rise to adverse harm upon neighbouring amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development accords with the relevant development plan policies 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 and Block Plan, Proposed Floor Plan and Elevations - P29 01 Rev02A
Location and Block Plan, Existing Ground Floor Plan and Elevations - P29 01 Rev01A

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