

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

REF NO: BR/174/18/HH

LOCATION: 10 Annandale Avenue
Bognor Regis
PO21 2EU

PROPOSAL: Two storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey extension to the side of the property.
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RELEVANT SITE HISTORY

BR/396/06/	Change of use from private dwelling to house in multiple occupation with shared amenities	ApproveConditionally 09-02-07
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council
Parish Council provided no objection
No representation from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary

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 of the Arun Local Plan.

Bognor Regis has a made neighbourhood plan however none of the policies are considered relevant to this application.

The site is occupied by a detached two storey dwelling. The area is predominantly residential with houses of varied designs and styles.

DESIGN AND VISUAL AMENITY

The proposed two storey extension would be constructed to the side of the property and therefore it will be visible from the street scene. The proposal is set back around 2.8m from the front elevation of the dwelling and is sited in front of an existing side addition.

The surrounding area has a mix of designs and styles and therefore the addition would not appear out of character with the area.

The extension will be constructed of materials to match the existing dwelling and due to the modest size and design is considered well integrated with the host dwelling and as such the development is considered acceptable in terms of designs and visual amenity and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The side extension would have a modest width of around 1m and a depth of 4.5m. Just under a 1m would be retained to the south- western boundary. It would have height of around 6m and a sloping roof 1.3m below the ridge height with eaves to match the host dwelling.

The neighbouring property to the south west has a window to the side elevation however due to the location of the extension and the boundary separation, it is not deemed to give rise to any overbearing or overshadowing.

A window will be installed to the rear and side elevation however due to its position and distance to the rear it is not considered to give rise to any adverse impacts in terms of overlooking or loss of privacy.

The proposed two storey side extension is considered to accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development plan 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
 - Block Plan
 - Proposed Elevations and Roof Plan - SBS/394/05/B
 - Proposed Ground and First Floor Plan - SBS/394/03/C

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.