

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

REF NO: BR/175/21/HH

LOCATION: 2 Frith Road
Bognor Regis
PO21 5LL

PROPOSAL: Proposed single storey rear and side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear and side extension.

RELEVANT SITE HISTORY

BR/286/18/HH	Rear single storey extension.	ApproveConditionally 17-12-18
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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
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SUPPLEMENTARY POLICY GUIDANCE:**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 discusses side and rear extensions.

DESIGN AND VISUAL AMENITY

The existing property is a two storey semi-detached dwelling to south east of Frith Road. The property is constructed of brick with a pitched tiled roof. There is off road parking to front (north west) and side (south west) and garden to rear (south east). The neighbouring properties are number 4 Frith Road to north east and 18 & 20 Pevensey Road to south west. To the rear are properties set back by gardens. The boundary treatment is wooden panelled fencing. The surrounding area is residential in character and contains a mixture of property designs.

The proposals are for a single storey rear and side extension in a 'L' Shape. The rear extension will be sited to the south east principal elevation so will be restricted from view 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. Due to being at single storey it will be visually subservient to main dwelling whilst the pitched roof design is at similar angle to main roof so visually integrates with existing dwelling so complies with policy D DM1 of the Arun Local Plan.

The rear extension will have a width of approximately 8.11m extending past the rear (south east) elevation and a depth of approximately 3.0m from rear elevation. The height to pitched roof will be approximately 3.54m. There will be new large sliding doors (2No.) to rear (south east) elevation and two new velux style roof windows to rear (south east) roof plane.

The side extension will be sited to south west elevation. It will be visible from street scene however being set back from road it will not cause adverse harm to street scene or character of area so complies. The design at single storey is visually subservient and roof design integrates with main property so complies with policy D DM1 of the Arun Local Plan.

The side extension will have a width of approximately 4.44m and protrude in depth from south west elevation by approximately 1.76m. The height to top of roof will be approximately 3.57m. There is a gap of around 0.80m remaining to south west boundary. There will be one new window (3 window panes) to

south west elevation, one new window to front (north west) elevation and a one new single door to rear (south east) elevation.

The Arun Design Guide states development should be subservient to main dwelling and this complies in terms of scale and size. It states for side extensions in 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. Whilst the extension does not comply (being within 0.80m) the gap is considered acceptable and being set back from front principal elevation it avoids terrace effect.

It also states rear extensions can however have significant impacts on neighbouring amenity in terms of privacy and overshadowing, particularly in terraced and semi-detached dwellings where neighbours are in close proximity. It states for semi-detached houses, by keeping single-storey extensions no more than 3.3 metres from the rear elevation of the original dwelling. The proposal will be approx 3.0m in depth from rear elevation so this is acceptable and due to no. 4 having a similar rear extension (BR/286/18/HH), there is no harm.

The proposed materials will match existing dwelling and consist of new facing brickwork to match existing walls, new roof tiles to match existing, new white UPVc windows and doors so complies with policies D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed rear extension will have a width of approximately 8.11m and a depth of approximately 3.0m. The height to pitched roof will be approximately 3.54m. Due to being less than 1m to north east side boundary there is risk to overshadowing or overbearing effects to neighbouring property number 4 Frith Road. However, the neighbour has a similar rear extension (BR/286/18/HH) so there is no harm

Due to new large sliding doors (2No.) in rear (south east) elevation there is increased risk to overlooking to neighbouring properties to rear however due to large gap of around 12.09m remaining to rear boundary there is no adverse harm to overlooking to rear. Due to siting of extension beyond building line to north east and existing boundary fence there is no adverse harm to overlooking to north east so is acceptable. The two new Velux style roof lights at high level will not cause impact to overlooking due to positioning at high level.

The proposed side extension will have a width of approximately 4.44m and a depth of approximately 1.76m. The height to top of roof will be approximately 3.57m. Due to gap of around 0.80m remaining to south west boundary there is increased risk to overshadowing or overbearing effects to south west however due to being at single storey and large gap to neighbouring property number 18 Pevensey Road to south west and outbuilding to number 18 boundary there is no adverse harm to overshadowing or overbearing effects to south west. In addition, both adjacent properties have garages on the boundary which serve to screen their properties.

Due to one new window (3 window panes) to south west elevation there is increased risk to overlooking to neighbouring properties number 18 Pevensey Road to south west however due to location of number 18 outbuilding and gap to main property there is no adverse harm to overlooking to neighbouring properties to south west.

Due to one new door to rear (south east) elevation there is increased risk to overlooking to rear however due to large gap to rear boundary there is no adverse harm to overlooking to rear.

Due to one new window to front (north west) elevation there is increased risk to overlooking to front

however due to large gap of around 13.03m remaining to front boundary and being at single storey there is no adverse harm to overlooking to properties to south west.

The proposed development is not considered to result in adverse harm upon amenity and accords with policies D DM1 and D DM4 of the Arun Local Plan and the Design Guide.

SUMMARY

The proposed development is in accordance 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 plan:

Proposed General Arrangement Plans & Elevations 21039/001P Rev B

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 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 4 **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.