

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

REF NO: BR/178/12/

LOCATION: Myrtle Cottage
67 Mead Lane
Bognor Regis

PROPOSAL: Construct a tiled pitched roof over the existing flat roof, construct a single storey extension and construct a single garage with a new access.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed new roof over the existing flat roof two storey extension measures approximately 3.3m in width, depth of 6.4m with a maximum height of 3.1m. The proposed single storey extension measures approximately 7.5m in width, depth of 6m with a maximum height of 5.5m. The proposed detached pitched roof garage measures approximately 3.7m in width, depth of 6.4m and a maximum height of 4.2m.
SITE AREA	Approximately 304 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	The Cedar tree is to be retained.
BOUNDARY TREATMENT	Front boundary has close boarded fencing + trellis approximately 1.8m in height, east side boundary has close boarded fencing approximately 1.5m-1.8m in height.
SITE CHARACTERISTICS	Grade II Listed. Two storey with thatched roof plus later additions comprising two storey flat roof with single storey pitched roof addition. The walls are a mixture of flint with red brick dressings on the original, brick on the two storey flat roof, smooth render on the single storey addition with slate roof. The windows are wooden painted cream with a cream front door. Gravel driveway.
CHARACTER OF LOCALITY	Residential lane comprising terraced two storey, detached and semi-detached properties of various styles and designs.

RELEVANT SITE HISTORY

BR/131/03/

Detached 3 Bedroom Cottage

Refused

02-06-2003

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objection

Comment was made that perhaps landscaping should be added to screen the impact the extension and differing materials being used, could have.

Comments on Representations received:

Comments noted

It is considered that the proposed extension will be a vast improvement on the existing structures and soft landscaping will be carried out when the construction works have been completed.

CONSULTATIONS

Conservation Officer

WSCC Local Development Divis.

Consultations responses received:

Conservation Officer

Awaited

Conservation Area Advisory Committee

Out of scale with existing modest cottage and destroys the character of the Listed Building and the Conservation Area.

County Highways

Part of this application is to install vehicular access to the site which will adjoin the public highway with Mead Lane. Mead Lane is an unclassified road where a 30m mph speed limit applies. Access is not permitted into Mead Lane from Upper Bognor Road, with access only being achieved from Mead Lane at its eastern extent. While not having any defined footway at this location it would be expected that pedestrian movements would occur along Mead Lane. The Lane is narrow in nature and would appear to be lightly trafficked. It would also be anticipated that vehicular movements would be slow due to the restricted nature of the lane and on street parking which occurs.

A single dwelling access should measure 3.9 metres in width. As Mead Lane is an unclassified road the access must be agreed with the area engineer and constructed under licence. To achieve maximum available visibility I would advise that the boundary treatments at the site access be reduced in height to a maximum of 0.6 metres.

From the information supplied there would be no overriding highway safety concerns to this application. If the LPA are minded to grant planning consent I would advise that a condition securing the access be included.

Comments on Consultation responses:

Conservation Area Advisory Comments Noted

The proposal is a great improvement on the existing flat roof two storey and single storey extension and although relatively large it does not detract from the historic character and

appearance of the host building or the wider Conservation Area.

Highways comments noted

An amended Block Plan has been received which clarifies the issues raised with regard to the width of the new access and visibility. If approved, an informative will be placed on any decision regarding a license for the site access works.

POLICY CONTEXT

Designation applicable to site:

Built Up Area
Grade II Listed
Conservation Area
Public Sewer On site

The Emerging Arun District Local Plan has recently been approved by the Council and is therefore a material consideration of this planning application. It remains subject to public consultation and the formal adoption process as a whole, and it is therefore of very limited weight in terms of the decision making process at this stage.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	AREA2	Conservation Areas
	DEV19	Extensions to existing residential buildings
	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity, particularly with specific regard to impact upon the Listed Building, character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any

features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The two storey property is Grade II Listed and has a thatched roof. It has been extended with a two storey flat roof extension and recently in 2003 with a glazed linked single storey pitched roof addition which involved the rebuilding of the former outhouse.

The application seeks to install a pitched roof over the two storey flat roof addition with the removal of the existing extension and replacement with a single storey addition. A new pitched roof garage is also proposed and this is to be sited in the north east corner of the garden which will involve the construction of a new driveway and vehicular access.

The proposed installation of the pitched roof is a significant improvement on the existing flat roof addition and the single storey element will be finished in an off-white natural lime render to harmonise with the mortar to the existing brickwork. Windows and external doors would be of painted wood to match the existing.

With regard to residential amenity the neighbouring property to the west No 65 which is sited approximately 3m away has an open sided car port that is sited on the eastern side of the dwelling adjacent to the proposal. There are two windows at first and second floor level on the west side elevation of this property. A small window is proposed on the existing extension at ground floor level which will serve the shower room and, if approved, this will be conditioned to be obscure glazed. It is not considered that the proposal would create any unacceptable overlooking or loss of outlook than currently exists to the occupiers of No 65.

The proposed new garage which has a pitched roof will be sited in the north east corner of the garden and will be rendered in a natural lime finish the same as the single storey extension with a red natural clay tiled roof. With regard to residential amenity the neighbouring property to the east No 69 is sited approximately 2m from the proposal. This property has an obscure glazed window and kitchen window on the west side elevation at ground floor level and two windows at first floor level and there is a high level window on the east side elevation of the garage. With its single storey height and pitched roof that slopes away from this dwelling it is not considered that the proposal would detrimentally harm the occupiers by way of overbearing affect and loss of outlook.

County Highways have been consulted regarding the new access onto Mead Lane and have raised no highway safety concerns. However, if approved, an informative will be placed on any decision regarding a licence for the site access works.

The extensions will be visible within the street scene but it is not considered that they detract from the character and appearance of the host dwelling, Conservation Area and the surrounding residential area.

It is therefore recommended that the application be approved, subject to conditions.

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 for 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 a neutral impact has 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).

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 1:1250 received on 27th July 2012, Block 1:500 received on 31st August 2012, Proposed Ground Floor Drg No 1795/23B received on 20th August 2012, First Floor Plan Drg No 1793/24 received on 27th July 2012, East Elevation Drg No 1793/25A, North/South Elevations Drg No 1793/26A received on 20th August 2012, West Elevation Drg No 1793/27 , Roof Plan Drg No 1793/28 received on 27th July 2012, Garage Details Drg No 1793/29A received on the 31st August 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 No development shall take place unless and until details of the structural join between the existing and proposed roof structures have been submitted to and approved by the Local Planning Authority.

Reason: To preserve the character and appearance of the Listed Building in accordance with policy GEN7 of the Arun District Local Plan.

- 5 All external joinery shall be of painted timber.

Reason: To preserve the character and appearance of the Listed Building for the future in accordance with policy GEN7 of the Arun District Local Plan.

- 6 The openings and windows hereby permitted on the single storey extension shall match those existing on the two storey extension on the east side elevation, particular care being taken to reproduce the style and material of the timber window frames and casements, the arrangement of glazing bars, colour, texture and form of masonry arches over the openings.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with policy GEN7 of the Arun District Local Plan.

- 7 The materials to be used for the external walls and roof of the garage shall match the materials to be used on the extension hereby approved.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with policy GEN7 of the Arun District Local Plan.

- 8 INFORMATIVE: The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex, BN13 2QB Tel: 01243 642105 to obtain a licence for the site access works.

- 9 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential

amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19, AREA2

THE NATIONAL PLANNING POLICY FRAMEWORK

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.