

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

REF NO: BR/180/25/HH

LOCATION: 23 Pinewood Gardens
Bognor Regis
PO21 2XB

PROPOSAL: Two storey side extension following demolition of existing garage, alterations to fenestration and vehicular crossover.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

BR/166/19/HH	Single storey side extension and relocated highway access with new dropped kerb and vehicle crossover.	ApproveConditionally 24-09-19
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REPRESENTATIONS

Bognor Regis Town Council - No objection, noted vehicle crossover access should be considered.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Prone to Groundwater Flooding.
Tree Preservation Order.
Pagham Harbour Zone B.
2km Buffer for Site of Special Scientific Interest.
Built-Up Area Boundary.
CIL Zone 4.

DEVELOPMENT PLAN POLICIESArun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
ENVDM4	ENV DM4 Protection of trees

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**DESIGN AND VISUAL AMENITY**

The site is an end of terrace, two storey dwelling located along Pinewood Gardens, at the junction with Hawthorn Road. This application seeks planning permission for the construction of a two-storey side extension, amendments to fenestration and a new vehicle crossover, as well as the removal of the existing garage. The proposed materials and finishes would match the existing dwelling. The proposed two storey side extension would be visible from the street scene.

The proposed two storey side extension would adjoin the eastern flank elevation of the dwelling and would measure 5.9m in width, 8.4m in depth and would have an eaves height of 4.8m, matching the existing eaves height of the host dwelling, and a maximum height of 7m, adjoining the existing ridge height. Section M.01 of the Arun Design Guide (ADG) specifies that side extensions should be set back from the front elevation and down from the ridgeline by a minimum of 0.5m. The height of the proposed extension would be equal to the ridge height of the existing dwelling, whilst the extension would be set back from the principal elevation by 0.6m, thus the extension would only partially accord with this section of the ADG. According to the ADG, side extensions should respond to building design in terms of roof pitch and use complementary and integrated materials and elevational design. The proposed extension would not appear as a subservient addition to the host dwelling, however it would integrate well with the existing dwelling as the extension would retain the character of the property by featuring matching materials to the existing dwelling and the extension would have a pitched roof form, reflecting the existing dwelling. As such, the extension would not appear out of place within its context and the proposed two storey side extension would not result in harm to the character of the host dwelling or street scene.

The proposal would include the construction of a new vehicle crossover, following the infill of the existing access. The new access would be sited approximately 9m further south than the existing. The surrounding area is predominantly residential in character, with most properties in the street scene featuring dropped kerbs to facilitate off-street parking. The proposed alterations are in keeping with the established character of the area and would not result in harm to the visual amenity or character of the street scene. Notwithstanding this, to prevent multiple access points to the site, which would appear out of character, a condition is attached to this consent to require the existing access point to be removed prior to first use of the new access point.

Overall, the proposed development would alter the character of the dwelling in terms of its non-subservient scale and massing, however given the use of matching materials, the proposed works would not result in harm to the character or appearance of the host dwelling and the extension would integrate well with the existing. The proposal is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP).

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The application site has a neighbour to the north (rear) and to the west (side). The two storey extension would adjoin the eastern (side) flank. A spacing of 9.4m would be retained to the rear boundary. As such, given the spacing maintained between the proposed extension and neighbouring properties, the proposal would not result in any harm by way of overbearing or overshadowing impacts to the neighbours.

The proposed fenestration within the front elevation would have an outlook of the application site frontage, and would not result in any overlooking. The side elevation would contain two windows at first floor level, facing Hawthorn Road. Given the presence of a medical centre to the east, and the spacing maintained between the extension and the medical centre, the proposed side fenestration would not result in any overlooking. To the rear, a window and a door are proposed at ground floor level, and two windows are proposed at first floor would not give rise to views significantly different to those currently achieved from the existing rear fenestration. As such, the proposed extension would not result in harm by way of overlooking.

One of the existing rear windows would be replaced with a set of patio doors which would give rise to views of the rear garden and would not be significantly different to those achieved from the existing rear windows. As such, the proposed amendment to fenestration would not result in additional overlooking.

The new vehicle crossover, by nature and scale, would not harm residential amenity by way of overbearing, overshadowing, or overlooking. It is therefore in accordance with policy D DM1 of the Arun Local Plan. Consent from West Sussex County Council Highways must be obtained in order to undertake works to the crossover.

The proposed extension would not harm the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the ALP and the ADG.

PARKING

The proposal requires changes to the current parking layout. The proposed side extension would result in the loss of one parking space to the side of the host dwelling as well as the loss of the garage. The existing garage does not meet the internal space standards of 6m by 3m set out in the Arun Parking SPD, therefore its loss is not significant to the resultant parking provision. The proposal would include an extension to the hardstanding across the application site frontage which would provide two parking spaces. Therefore the proposal would not result in any loss of onsite parking provision. Furthermore, the resultant two parking spaces would meet the space standards set out in Part I of the Arun Design Guide. Notwithstanding this, as the proposal would result in the loss of the existing on site parking, a condition is attached to this consent to require the proposed parking spaces to be laid out in accordance with the Proposed Site Plan prior to first occupation of the extension, to ensure that adequate onsite parking provision is maintained.

The applicant is advised that a separate application for a crossover licence must be submitted to WSCC prior to the commencement of works. As such, an informative condition is attached.

TREES

There are two protected trees within the garden which are located close to the development and are subject to Tree Preservation Orders. Subject to suitable protective fencing as outlined in the Arboricultural Impact Assessment, the trees will not be adversely affected as a result of the proposal. As such, a condition is attached to this consent to require evidence by way of written report(s) with attached photographs demonstrating that all protective fencing and ground protection has been inspected to verify it is 'Fit for Purpose' as required under British Standard 5837:2012 to be submitted to and approved in writing by the Local Authority prior to the commencement of works. Such protective measures must be erected and positioned exactly as shown on the Tree Protection Plan. Subject to this condition, the

proposal would comply with policy ENV DM4 of the Arun Local Plan.

SUMMARY

The proposed development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informatics.

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

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.

CIL DETAILS

This application is not CIL liable.

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 Site Plans
 Proposed Plot Plan
 Proposed Street Elevations
 Proposed Elevations
 Proposed First Floor Plan
 Proposed Ground Floor Plan

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

3 Prior to the commencement of the development hereby permitted, including prior to any machinery being introduced to the site or demolition work or construction work or alterations to existing ground levels takes place, the Arboricultural Expert representing the site owner(s) must provide the local planning authority with evidence by way of written report(s) with attached photographs demonstrating that all protective fencing and ground protection has been inspected to verify it is 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the Tree Protection Plan.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area, in accordance with Arun Local Plan policy ENV DM4.

4 If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area, in accordance with policy ENV DM4 of the Arun Local Plan.

5 No part of the development shall be first occupied until such time as the existing vehicular access onto Hawthorn Road has been physically closed in accordance with the approved plan 'Proposed Plot Plan - Rev B'.

Reasons: In the interest of road safety and in accordance with Arun Local Plan policy D DM1.

6 No part of the development shall be first occupied until the car parking has been constructed in accordance with approved site plan. These spaces shall thereafter be retained at all times for the designated purpose.

Reasons: To provide car parking space for the use and in accordance with Arun Local Plan policy D DM1.

7 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

8 INFORMATIVE: The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application

process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/>

9 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.