

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

REF NO: BR/182/18/HH

LOCATION: 11A Merrion Avenue
Bognor Regis
PO22 9DE

PROPOSAL: Rear single storey extension & new 2.1m high timber fencing to the north east & north west boundaries.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposed development seeks to erect a single storey extension to the rear of the dwelling, by way of demolishing an existing garage.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council
Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Bognor Regis has a 'made' neighbourhood development plan, however, none of the policies are considered to be relevant.

DESIGN AND VISUAL AMENITY

Due to the siting and scale of the development the majority of the proposal cannot be seen within the street scene. Additionally, with regard to the width of the proposal, the scheme is a reduction of what currently exists and the site (the garage). Whilst due to the design of the proposal there is a height increase of 0.3m, the development is not considered to have a significantly detrimental impact on the character of the area, or its spatial pattern. The principle of extensions to the side of properties has been established in the area, as there are both many examples of this development in the area, and the proposal replaces an existing extensions which projects in this aspect.

The proposed development has a ridge height of 3.6m, which is 5.4m lower than the host dwelling. Resultant of this, and the proposed materials, the development is considered to appear visually subservient and well integrated with the host dwelling, in terms of design and visual amenity.

Resultantly the proposed development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

As a result of the height of the proposal and its siting, it is not considered that the proposal will have a very limited impact on residential amenity in terms of overbearing impact or visual intrusion. The proposed fencing is 0.1m higher than allowed under permitted development, and it is not considered that this would result in an acceptable amount of overshadowing to the garden of #15 Merrion Avenue.

Therefore, it is considered that the proposed development is in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan, in terms of neighbouring residential amenity.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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.

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 & Site plan - 14/06/2018
- Proposed Ground Floor Plan - Rev. C - 14/06/2018
- Proposed Elevations - Rev. A - 14/06/2018

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