

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

REF NO: BR/183/19/HH

LOCATION: 37 Hillsboro Road
Bognor Regis
West Sussex
PO21 2DX

PROPOSAL: Single storey rear extension & bedroom in roof through the introduction of a dormer, following demolition of existing kitchen extension & conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

No objection.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area Boundary
WSCC Mineral Consultation Area
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
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 D DM1 and D DM4. The site is occupied by a detached property with front and back gardens in a mixed design area.

POLICY

Policy D DM1 sets out 13 design aspects pf 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 locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

SITE HISTORY

Relevant site history noted.

DESIGN AND VISUAL AMENITY

The applicant seeks planning permission for the construction of a rear extension to the established dwelling. The proposed rear extension will measure approximately 6.25m wide, 4.35m in depth and be built to the proposed height at top of lean to of 2.65m and eaves measuring 2.4m.

The proposed extension given its location will not be visible from the street scene. It will therefore not have a detrimental impact on the character of the host dwelling or the street scene.

The proposed extension is considered to appear subservient to the host dwelling and would not result in any adverse impact on the spatial pattern or character of the area and would therefore accord with the policies D DM1 and D DM4 of the Arun Local Plan.

The proposed dormer will be visible from the street scene, and is therefore considered to have an impact on the appearance of the host dwelling within the street scene. However, the locality is populated by an inconsistent spatial pattern, due to a variety of roof shapes in this area. Therefore, the proposed development is not considered to have any significantly harmful impact upon the street scene. Therefore, it is considered that the proposal is in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed rear extension will be located 18m from the eastern boundary, 2.5m from the northern boundary and 0.2m from the southern boundary. On the rear (south east) elevation there a pair of proposed sliding doors and a window. On the side elevation there are 1 No. proposed door this will be to grant easier access to the utility room. There will be a second side door to the extension.

The proposed development is not considered to have any significantly harmful impact upon the residential amenities of neighbouring dwellings. The roof alterations are not considered to result in any significant overbearing or overshadowing impact on occupiers of adjacent dwellings, as it is retained within the same footprint as the host dwelling. The proposed development could be considered to give

rise to some overlooking from the proposed window on the dormer to the North East, to overcome this the condition to ensure the window is obscure glazed has been added.

The 45 degree rule does impact this application as some of the development would be within the view of the window on the neighbouring property on the South-East elevation. However, it does not appear to be overbearing on the property and does not significantly impact the view from the adjoining property, therefore it is not a cause for refusal.

SUMMARY

Given the design and location of the extension it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing and overbearing and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan. As such 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

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:

19.210.2B

19.210.1

Block Plan

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 The window above first floor level in the on the North- East elevation of the building shall at all times be and remain glazed entirely with obscure glass.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1/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.