

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

REF NO: BR/190/25/HH

LOCATION: 12 Cavendish Road
Bognor Regis
PO21 2JW

PROPOSAL: Single storey rear and side extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

BR/121/24/HH	Construction of rear orangery and side extension.	ApproveConditionally 11-09-24
BR/85/21/HH	Proposed flat roof balcony and open framed and top glazed veranda unit.	ApproveConditionally 21-07-21
BR/71/21/NMA	Non material amendment following the grant of BR/48/20/HH for amendments to size & position of approved doors & windows to suit amended internal arrangements & provide additional daylight where new rooms/areas formed.	Approve 31-03-21
BR/48/20/HH	Two storey and single storey rear chalet extension	ApproveConditionally 22-05-20

REPRESENTATIONS

Bognor Regis Town Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.
 Within an area with potentially high ground water.
 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 and alter to exist builds (res and non-res)

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

BACKGROUND

The bungalow has previously been extended to the rear under approved planning permission BR/85/21/HH and has been granted approval to construct a rear orangery and side extension under application BR/121/24/HH.

Application BR/121/24/HH stated that the site has a partially implemented permission for a balcony and a veranda measuring 3.5m deep (BR/85/21/HH). The balcony aspect of the permission has been part implemented, although the screening has not been erected, however the balcony is in situ, and the permission remains extant.

Compliance with previous planning conditions does not form a material consideration in this application.

DESIGN AND VISUAL AMENITY

The site is a detached bungalow in a narrow plot located at 12 Cavendish Road. The current application seeks permission to construct single storey rear and side extensions. The proposal is sited to the rear (north) elevation and the side (west) elevation. The latter being visible from the street scene.

The proposed single storey side extension would have a width of 1.2m and a depth of 17.3m. It would have a flat roof form with a maximum height of 2.7m and an eaves height of 2.4m. The side extension would be modest in size and would be set back from the principal elevation (bay window) by approximately 0.8m, remaining subservient to the original dwelling in accordance with Arun Local Plan policy D DM4.

The proposed single storey side extension would be finished with brick walls to match the host dwelling and a GRP flat roof. Fenestration to the front (south) elevation would be a single full length white PVC framed triple glazed unit. Fenestration to the side (west) would replace existing UPVC fenestration with a single high-level three-casement window, a single glazed door with a single full-length window, a large two-casement window, and a double-glazed door with an eight-casement unit, all white PVC framed triple glazed. The proposed materials would match those of the existing dwelling.

The proposed single storey rear extension would have a width of 8.6m and a depth of 3.5m. It would have a flat roof form with a maximum roof height of 2.7m and an eaves height of 2.4m. Whilst the guidance depth of single storey rear extensions outlined in the Arun Design Guide (ADG) is 3.3m, and the proposed extension in isolation would exceed the guidance depth by 0.2m to a depth of 3.5m, given its width and height the proposed extension would not result in harm to the character of host dwelling.

The proposed single storey rear extension would be finished with brick walls to match the host dwelling and a GRP flat roof. Fenestration to the rear (north) elevation would replace the existing four-casement UPVC glazed door with a five-casement white PVC framed triple glazed door. There is no fenestration to the side (east) elevation.

Although there is some conflict with the ADG, the use of materials would ensure the proposal integrates appropriately with the host dwelling and the extension would not impact the street scene and would not compromise or detract from the character of the area. The proposal is therefore in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single storey side extension would be set in approximately 0.7m from the western side boundary, separated by existing high boundary treatment. Fenestration to the front (south) elevation would have an outlook across the host dwelling's front amenity and street scene. Fenestration on the side (west) elevation would maintain a ground floor outlook of existing high boundary treatment towards the neighbouring (west) dwelling. It is noted that the 1m separation distance from a side (west) boundary would be in conflict with the separation distances outlined in the ADG, and there would be some impact in terms of overbearing and overshadowing. However, the proposed side extension would be limited in width and depth, and given the existing site circumstances, the proposed side extension would not result in significant overbearing or overshadowing impacts to the neighbour to the west.

The proposed single storey rear extension would extend 3.5m in depth, adjoining an existing extension and further increasing the elongated footprint of the host dwelling, cumulatively projecting significantly beyond the rear elevations of neighbouring dwellings. The proposal would be set in approximately 0.8m from the western side boundary and approximately 1.1m from the eastern side boundary, separated by existing high boundary treatment. It is noted that there is conflict with the ADG as the proposal would exceed the 3.3m guidance depth for a rear extension to a detached dwelling and would be in conflict with the 1m separation distance from a side boundary.

Furthermore, the proposal would intersect a 45-degree line taken from the closest adjacent neighbouring windows to the application site to the east and west. Although the proposal would retain a garden depth of 14.8m from the rear southern boundary, the proposed single storey rear extension would result in a cumulative addition to the property and any further proposals may have negative impact on the garden amenity and neighbouring dwellings. However, while there will be some impact in terms of overbearing and overshadowing, this is not expected to be more harmful than the previously approved application BR/121/24/HH, nor significantly more harmful than the existing situation. As such, the proposed single storey rear extension is acceptable in this regard.

The proposed single storey rear extension fenestration would increase from a four-casement unit to five-casement white PVC framed triple glazed unit with an outlook across the rear amenity of the host dwelling. Being at ground floor level the proposed single storey rear extension would not result in overlooking to the neighbouring dwellings.

Although the proposal partly conflicts with the Arun Design Guide, the rear extension would not result in additional harm when compared to the previously approved application BR/121/24/HH and the existing

extensions to the dwelling. The proposed development would not result in a substantial increase in the level of harm to residential neighbouring amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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:
 - Site Plans.
 - Proposed Ground Floor Plan.
 - Proposed Front and Side Elevations.

- Proposed Side and Rear Elevations.

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 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).

- 4 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.

- 5 INFORMATIVE: This application relates solely to the proposed single storey rear and side extensions and no other works. The applicant is reminded that the previously approved screening to the first floor balcony, under application BR/85/21/HH, should be erected prior to first use of the balcony.