

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

REF NO: BR/198/21/HH

LOCATION: 88B Nyewood Lane
Bognor Regis
PO21 2TT

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension.

RELEVANT SITE HISTORY

BR/269/11/CLE	Application for Certificate of Lawfulness for an Existing Use of converted barn to form Annex as ancillary accommodation to main house	Approve 10-01-12
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REPRESENTATIONS

Bognor Regis Town Council - No Objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
2km Buffer for Site of Special Scientific Interest
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

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Bognor Regis has a made Neighbourhood Plan however none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a single storey rear extension. Due to siting to rear (east) the proposal will not be visible from street scene so will not adversely impact street scene or surrounding character of area and complies with policy D DM1 of the Arun Local Plan.

The design of proposal being at single storey is visually subservient to the main dwelling so complies.

The proposal has a width of approximately 5.33m and a depth of approximately 5.50m from the rear principal elevation. The height to flat roof will be approximately 2.86m and to top of roof light will be approximately 3.35m. There will be 2 new French doors to rear (east) and 1 new roof lantern light.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of size and scale. It states that rear extensions can however have significant impacts on neighbouring amenity in terms of privacy and overshadowing, particularly in terraced and semi-detached dwellings where neighbours are in close proximity. Due to less than 1m to southern boundary the proposal will impact neighbours access to light however due to single storey height and existing boundary fence to south there is no adverse harm caused.

The materials seem to match existing property and consist of brickwork walls, felt flat roof materials, UPVC windows and doors so complies with policies D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal has a width of approximately 5.33m and a depth of approximately 5.50m from the rear elevation. The height to flat roof will be approximately 2.86m and to top of roof light will be 3.35m. Due to a minimal gap remaining to the southern boundary there is increased risk to overshadowing or overbearing effects to neighbouring property number 88A to south. However due to being at single storey and existing boundary fence to south there is no refuseable adverse harm.

Due to new French doors to the rear (east) there is increased risk to overlooking to neighbouring property to south however due to siting of development and angle from proposal into garden of neighbouring property number 88A there is no adverse harm caused. Also the existing boundary fence to south will reduce impact of overlooking.

Due to the design and siting of the extension, the proposal, is not considered to result in harm upon amenity by way of overbearing, overshadowing or overlooking and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development complies with relevant development plan policies and as such 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

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 Plan, Block Plan and Proposed Floor Plan Sheet 1 of 3

Proposed Elevations Sheet 2 of 3

Existing Floor Plans & Elevations and Existing & Proposed Roof Plan Sheet 3 of 3

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