

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

REF NO: BR/1/21/HH

LOCATION: 69 Longford Road
Bognor Regis
PO21 1AE

PROPOSAL: Extension and conversion of detached garage into habitable space

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONSBognor Regis Town Council:
No objection

One letter of objection raising concerns regarding parking.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXTDesignation applicable to site:
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B
Within the Built Up Area Boundary
WSCC Mineral Consultation Area**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

CONCLUSIONS

The development is in the Built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies as stated in SD SP2. The key policies

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

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Tree, 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 neighbouring 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.

Bognor Regis Neighbourhood Plan do have a Neighbourhood Plan, however, no policies in this are considered relevant to this application.

There appears to be no recent relevant history relating to this site.

The site is occupied by a detached dwelling, set in a residential street consisting of a variation of house styles and designs.

DESIGN AND VISUAL AMENITY

The development is in the rear garden of the host dwelling, and will not be visible from the street scene, due to the built form and foliage in the area.

The annex measures 4.6m by 11.2m (a footprint of approximately 52m²). The annex would be to the east of the house. The annex is considered to be subordinate to the host dwelling. The proposal will not be visible other than when in the rear garden of the host dwelling and to neighbours, it is considered to be sympathetic to its character. The extension to the annexe is modest in size and would accord with the provisions of Part M of the adopted Design Guide.

The application is considered to be in accordance with D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY & PARKING

The development is not considered to result in significantly harmful impact upon the occupiers of neighbouring dwellings by way of overshadowing or overbearing impact. This is due to the scale and the siting of the annex.

The site benefits from a large private amenity area, which would be shared between the host dwelling, and the occupants of the annex. The annex is considered to provide an adequate living environment for the future occupants of the site. The introduction of an annexe in the rear garden could introduce additional noise/disturbance to neighbours but as the annex is related to the house the impact should be limited.

The site plan shows that the proposal would meet the parking demand generated of three spaces. These spaces are to the front of the property with a converted front garden into parking spaces. As such there is enough parking to cater for the Annex. There is street parking in the local area.

Accordingly, the proposal is considered to comply with D DM1 & QE SP1 of the Arun District Local Plan, and meet the demands of the Arun District Council Parking Standards SPD.

SUMMARY

The development is deemed to accord with relevant development plan policies and 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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, Proposed Floor Plan and Elevations Sheet 1 of 2
 - Existing Floor Plan and Elevations Sheet 2 of 2

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 accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 69 Longford Road as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 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.