

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

REF NO: BR/200/25/HH

LOCATION: 186 Aldwick Road
Bognor Regis
PO21 2YQ

PROPOSAL: Detached double garage with dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bognor Regis Town Council - Objection on the basis of:

- Proposed garage and office are excessively large and visually intrusive.
- Out of keeping with Aldwick Road's established character of open frontages and spacious streetscape.
- Development would dominate the street scene and conflict with the pattern of detached houses behind landscaped gardens.
- Over-dominant and overbearing impact on neighbouring properties.
- Reduces light and affects outlook.
- Creates a physical barrier inconsistent with the area's open character.
- Intensified activity and constrained manoeuvring space may lead to vehicles reversing onto Aldwick Road, raising highway safety concerns.
- Inclusion of WC facilities suggests potential for more intensive use than a simple home office.
- Disrupts the consistent building line along Aldwick Road.
- Approval could set an undesirable precedent for similar forward-built structures.
- Scale and position detract from the street's appearance, giving impression of two separate dwellings.
- Development does not preserve or enhance the Aldwick Road Conservation Area.

2 No. Letters of objection received from nearby occupiers:

- Out of keeping.
- Forward of building line.
- Concerns over use.
- Oversized and overbearing.
- Detracts from Aldwick Road's appearance.
- Creates impression of two separate dwellings.

Comments noted. For clarity, the application site is not within the Aldwick Road Conservation Area, and could not be said to be adjacent as it lies over 750m away.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Prone to Groundwater Flooding
 Tree Preservation Order
 Built-Up Area Boundary
 2km Buffer for Site of Special Scientific Interest
 CIL Zone 4

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1 D DM1 Aspects of form and design quality

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

DESIGN AND VISUAL AMENITY

This application seeks planning permission for a detached double garage with dormer. The proposed development would be sited to the front of the property, set forward from the principal elevation of the dwelling, closer to the front site boundary. The front boundary features a brick wall and mature vegetation. It is noted that the proposal indicates a permeable drive would be extended across the front part of the site, thus resulting in the removal of the mature vegetation.

The detached double garage would be set back 8.4m from the front boundary and set in 1.7m from the western side boundary with 188 Aldwick Road, and set in 8m from the eastern side boundary. The garage would measure 7m in depth by 7m in width, with a maximum height of 6.2m.

The dormer would be constructed within the southern roof slope of the garage, facing Aldwick Road, and would measure 6.5m in width, 3.2m in depth and 2.5m in height with a false pitched roof. Three windows are proposed within the front elevation.

The materials used for the external walls would be wood weatherboarding. The windows would be uPVC. The garage would feature a tiled roof to match the existing dwelling. Whilst the materials proposed for the garage are acceptable, the height, size and scale of the garage would not be in keeping with the character of the host dwelling, street scene, or wider area.

The Arun Design Guide (ADG) states that developments and extensions should respond to the distinctive characteristics of the building and surrounding area, by taking a simple and unobtrusive form which does not overpower the existing or neighbouring properties, while taking the opportunity to incorporate innovative design if appropriate and maintaining established building lines. The height, size and scale of the proposed double garage, and the inclusion of a dormer would be obtrusive in this location, appearing dominant and incongruous within the street scene.

The proposed garage would appear as a two storey building, and the inclusion of the dormer would result in an overly domestic appearance, appearing at odds with the character of the street scene and wider area. There are examples of other structures forward of the principal elevation along this part of Aldwick Road, however they are small sheds or garages and have the appearance of ancillary outbuildings. As such, the proposal is considered to be an unsympathetic addition to the street scene that would not

reflect or enhance the character of the locality. The front boundary treatment would minimally screen the garage, given that the submitted block plan indicates the removal of the mature vegetation to create an additional parking area, however, given its height of 6.2m and proximity to the front boundary, the garage would be a prominent addition to the street scene. As such, the proposed development would be contrary to Arun Local Plan policy D DM1.

The proposed development, by reason of its siting and scale, would appear out of character within the street scene of Aldwick Road. The proposed development would be a visually obtrusive form of development and would result in demonstrable harm to the character of the locality and visual amenity of the host dwelling, street scene, and wider area. The proposed development is therefore contrary to Arun Local Plan policy D DM1.

RESIDENTIAL AMENITY

The Arun Design Guide (ADG) states that extensions should not negatively impact, and instead protect neighbouring amenity in terms of privacy, consider the positioning of neighbouring buildings, and respond to existing elevations through the positioning of doors and windows.

The proposed development would have a maximum height of 6.2m and given its siting would not result in overbearing or overshadowing impacts to neighbouring properties. The three first floor dormer windows would provide outlook onto Aldwick Road and would not result in overlooking impacts. There is a small high-level window proposed within the east elevation, however a separation distance of 8m with this side neighbour would not result in overlooking impacts.

The development would not result in adverse overbearing impacts and loss of privacy and is in accordance with policy D DM1 of the ALP in this regard.

SUMMARY

The proposed double garage with dormer, by reason of its height, size and scale would appear unduly prominent within the street scene of Aldwick Road. The proposed development would be a visually obtrusive form of development and would result in demonstrable harm to the character of the locality and visual amenity of the host dwelling and street scene. The proposed development is therefore contrary to Arun Local Plan policy D DM1 and the NPPF.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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

REFUSE

- 1 The proposed double garage with dormer, by reason of its height, size and scale, would appear unduly prominent, incongruous and out of character within the street scene of Aldwick Road. The proposed development would result in demonstrable harm to the character of the locality and visual amenity of the host dwelling, street scene and wider area. The proposed development is therefore contrary to Arun Local Plan policy D DM1 and the NPPF.
- 2 **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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.