

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

REF NO: BR/206/25/HH

LOCATION: 29 Victoria Road
Bognor Regis
PO21 2JE

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

BR/173/25/PDH Notification under extended permitted development rights for a single storey rear extension (following demolition of conservatory) measuring 5m beyond the rear wall of the original dwelling house, with a maximum height of 3.4m and an eaves height of 2.96m. Objection 19-11-25

REPRESENTATIONS

Bognor Town Council - No objection.

No representations received from nearby occupiers.

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

DESIGN AND VISUAL AMENITY

The site is a detached dwelling with an existing outbuilding. The proposal is for the removal of a rear conservatory to be replaced by a single storey rear extension. The proposal would not be visible from the street scene.

The extension would be equal in width to the host dwelling, constructed in line with the existing flank elevations, and would have a depth of 5m beyond the existing rear elevation, 2m further than the existing conservatory which it would replace. The proposed extension would be 3.1m in height with a flat roof and would incorporate two roof lanterns serving the ground floor.

Dwellings along Victoria Road typically have relatively limited rear gardens. Where space has allowed, flat roof rear extensions have been erected within the locality. Once built, the proposed extension would leave a remaining rear garden depth of 6.4m, contrary to Part M of the Arun Design Guide which states rear garden depth should be no less than 10.5m, where possible, and retain permeable surfaces. While neither of these are achieved within this application, it is noted that the garden depth following the extension would not be dissimilar to that of the neighbours to the north and south. Large, permeable rear gardens are not a feature of the area; sealed surfaces with smaller grassed areas of lawn and localised planting are more common. While larger in scale and depth than the existing conservatory, the extension would remain subservient to the host dwelling, in accordance with Arun Local Plan policy D DM4.

The extension would be constructed using brickwork that would match the host dwelling, as well as matching windows, and would not result in harm to visual amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

Whilst the proposal would conflict with parts of the Arun Design Guide, on balance, the proposal is broadly in accordance with Arun Local Plan policies D DM1 and D DM4 and is acceptable in this instance.

NEIGHBOURING RESIDENTIAL AMENITY

The extension would maintain the gaps between the north and south site boundaries (set in 1.3m from both side boundaries). The extension would replace an existing conservatory. The proposed extension would be slightly taller (3.1m compared to 2.8m) and could give the impression of increased bulk and mass due to the flat roof rather than the existing shallow-pitched roof. However, given the spacing maintained between the proposed extension and number 27 Victoria Road (the neighbour to the south), the extension would not result in unacceptable overbearing or overshadowing impacts to this neighbour.

The proposed extension would have a depth 0.5m less than the rear garden of 29A Victoria Road, to the north. The increased bulk and massing, as well as the increased depth of the extension, would give rise to some overbearing and overshadowing impacts. However, given that the extension would be set in from the shared boundary with this neighbour and the existing high level boundary treatment within this urban area, the proposed extension would not result in unacceptable overbearing or overshadowing impacts on 29A Victoria Road.

The extension would be erected at ground floor level. Fenestration is proposed on the rear (west) elevation in the form of sliding doors and a window. The extension would not provide any outlook not already achievable from the rear garden and would not result in any harm to neighbouring amenity in terms of overlooking.

The proposal would not have any overbearing, overshadowing or overlooking impacts on the flats to the rear of the site.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 and would not result in unacceptable harm to neighbouring residential amenity in terms of overbearing, overlooking or

overshadowing.

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:

- Location and Site Plans SPLP
- Proposed Floor Layouts PL
- Fire Escape Layouts FE
- Proposed Elevations PE
- Biodiversity Enhancement Statement

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.