

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

REF NO: BR/207/20/HH

LOCATION: 25 Havelock Road
Bognor Regis
PO21 2EZ

PROPOSAL: Single storey rear extension including demolition of existing conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Demolition of existing rear extension and conservatory and erection of single storey rear extension measuring approximately 8.2m wide by 3.8m deep.
----------------------------	---

RELEVANT SITE HISTORY

CIC/BR/1/00/ Conversion of property into 2 flats.

REPRESENTATIONS

Town Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km buffers for SSSI's, Bognor Reef and Felpham
Pagham Harbour Zone B
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
------	------------------------------------

CONCLUSIONS

PRINCIPLE

The key policies 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, Trees, 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 neighbours and the locality.

Bognor does have a neighbourhood plan however none of the policies are relevant to this application.

Key issues for consideration

- Appearance, high quality design
- Overbearing, Overshadowing and Overlooking
- Visual Intergration

APPERANCE

The application seeks to demolish an existing utility room and conservatory and replace with a larger rear kitchen/ living room extension.

The extension is to be built with materials which match the existing; namely, uPVC windows and doors, rendered external finish and tiles to match.

The scale of the extension and its features will be in keeping with the host dwelling.

Although a small proportion of the rear extension protrudes past the Eastern elevation and is theoretically visible from the street; the view is currently blocked by mature planting, it is noted that the existing conservatory also follows this pattern and is not thought to be of concern.

The proposed rear extension by virtue of its scale, appropriate design and appearance and the fact that it is largely replacing outdated structures will accord with policies D DM1 and D DM4 of the Arun Local Plan.

OVERBEARING, OVERSHADDOWING AND OVERLOOKING

The footprint of the proposed is to match the depth of the existing conservatory however it is proposed that it extends across the full width of the rear of the property. Currently the conservatory only covers approximately half of the width.

The height of the proposed extension is to go no higher than the existing conservatory roof, at its highest point it will be approximately 3.4m tall.

The proposed structure will maintain the existing gaps between boundaries to the East and West and as such, is not thought to overbear or overshadow neighbouring properties.

The proposed extension will include 3 sets of french doors all facing the private rear garden and 3 roof lights, all of which are located above normal head heights. There are no windows proposed within elevations facing properties to the East or West, therefore no views will be obtainable that are not already visible and as such is thought to accord with policies D DM1 and D DM4 of the Arun Local Plan.

VISUAL INTERGRATION

The extension, through the use of matching materials, appropriate scale and good design integrates well with the existing building.

No representations have been made by neighbouring occupiers.

SUMMARY

The proposed development is deemed to accord with the relevant development 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 ;

- Block Plan P106 dated 9th November 2020
- Existing and proposed Site Plan P102
- Existing and Proposed Ground Floor Plans P100
- Existing and Proposed North and South Elevations P103
- Existing and Proposed East and West Elevations P104

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan.

- 3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 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.