

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

REF NO: BR/209/20/HH

LOCATION: Holyrood
Sylvan Way
Bognor Regis
PO21 2RS

PROPOSAL: Proposed front and rear two storey extensions, raising the roof height, internal and external alterations.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to construct a front and rear two storey extension and to increase the ridge height of the dwelling with alterations to the external materials.

RELEVANT SITE HISTORY

BR/11/19/HH	Proposed front extension, front elevational alterations, rear dormer and internal alterations.	ApproveConditionally 06-03-19
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REPRESENTATIONS

Bognor Regis Town Council provided no objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

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:

CONCLUSIONS

PRINCIPLE

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

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

DESIGN AND VISUAL AMENITY

The existing dwelling is a detached chalet bungalow and the proposal will form a two storey dwelling.

The proposal will construct a two storey front gable addition. This does not extend beyond the established development line and whilst relatively large, is not considered to appear unduly dominant upon the street scene with around 8.75m retained to the front boundary.

The proposal will significantly alter the appearance of the dwelling and due to the changes and increase in height, it is not considered a subservient addition. The proposal is however well integrated and of a contemporary design. The roof will also alter from gable to hipped.

The height of the dwelling will increase by around 0.8m. The property to the east is of a similar height as proposed and the alteration to the height is not considered out of character with neighbouring properties.

The existing external materials consist of brickwork however will be replaced with render and cladding to the first floor. The surrounding properties are mixed in appearance although predominantly of red brick and whilst the dwelling will appear slightly out of character, the neighbouring property to the east has recently had extensive alterations with white render and as such the proposal is not considered to result in a significant adverse impact.

Whilst the proposal will alter the appearance the dwelling within the street scene, the scale is considered appropriate in relation to the size of the site and is not considered to result in harm in which a refusal is justified. As such the proposal is not considered to impact the character of the area and accord with D DM1 and D DM4 of the Arun Local Plan (apart from the subservience issue).

RESIDENTIAL AMENITY

There is an existing conservatory which will be removed and an extension will be constructed which will have a depth of around 2.25m. This will run along the full rear and will be two storey in height. The dwelling will also alter from a gable to hipped roof, Although the front addition will have a gable end.

The rear extension will meet in line with the rear elevation of the property to the east. There is an access road to the western side and therefore this provides some separation to the neighbouring property at the west. As a result of the siting and modest depth, with approximately 1m to the eastern boundary and around 3m to the western side, it is not considered to result in adverse overbearing or overshadowing upon neighbouring amenity. Due to the design and siting of the neighbouring dwellings, the height increase is also not deemed to result in an adverse overbearing impact.

The front extension will have a depth of 2.15m and width of 4.6m. It will have a height of 6.7m set just below the ridge. This retains around 4.5m to the eastern boundary and as such is not considered to result in overbearing impact.

There will be 2 windows to the first floor rear elevation. There are 2 existing small dormer windows, although the proposed would be sited at an increased depth due to the extension. There is approximately 10.5m to the rear boundary followed by a rear access between the southern boundary of the site and the closest dwelling behind the property and as such, the separation is considered sufficient to ensure it does not give rise to adverse overlooking, additional to that which is already achieved.

There will be additional windows to the front elevation at first floor level however with these providing views over the street scene, it is not considered to provide adverse overlooking upon amenity.

The proposal is not considered to result in adverse overbearing, overshadowing or overlooking upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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
- Proposed Elevations - 15/20/20 1
- Proposed Rood Plan - 15/20/20 3
- Proposed Ground Floor Plan - 15/20/20 5
- Proposed First Floor Plan - 15/20/20 7

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 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.