

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

REF NO: BR/216/21/HH

LOCATION: 32 Wellington Road
Bognor Regis
PO21 2RR

PROPOSAL: Erection of single storey rear and side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a side and rear extension.

REPRESENTATIONS

Bognor Town Council provided no objection.

No representation 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
DSP1	D SP1 Design
DDM4	D DM4 Extensions&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**PRINCIPLE**

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

Bognor Regis has a made Neighbourhood Plan although none of the policies are relevant to this

application.

DESIGN AND VISUAL AMENITY

The proposal is located to the side and rear and is partially visible from the street scene.

There will be a small side extension which will serve as a covered way alongside the dwelling. This is modest in size and has a width of around 1.1m, with a height of 2.85m. This is set back from the street scene and principal elevation and does not appear an unduly dominant feature.

The rear extension appears subservient, being single storey and will consist of materials to match the host dwelling which helps it appear well integrated.

Section M of the Arun Design Guide seeks to ensure that householder extensions 'respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form'. The proposal complies with this being appropriate in scale and massing. 'Side extensions should in most cases be set back from the front of the house' and the proposal again complies with this sitting around 4.9m behind the principal elevation.

Due to the size and with limited views from the street scene, the proposal will not result in harm upon the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The side extension will run along the boundary to the east, meeting with the existing rear elevation. The neighbouring side has a garage along this part of the elevation and as such the side addition is not considered to result in harm upon neighbouring amenity.

The rear extension will have a depth of 3.6m and run along the full rear elevation. This will have flat roof to a height of 3.1m up to 3.5m with roof lantern.

The neighbouring dwelling to the west serves flats and has a single storey addition that extends around 9m beyond the rear elevation. As such the proposed is not deemed to result in overbearing or overshadowing upon the neighbouring property. There are 3 windows to the eastern side which looks towards the host garden although these are situated beyond the rear elevation of the extension and as such the proposal would not result in harm upon these.

With around 3.5m retained from the side elevation of the host dwelling and side of No.30, due to the separation, it is not deemed to result in adverse harm and does not intersect a 45 degree angle from drawn from the closest ground floor windows.

There will be doors to the rear which will overlook the garden of the host dwelling, with views similar to that which are currently achieved.

Due to the size and design, the development is not considered to result in harm 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 and Block Plan - 21/36/4
- Plans - 21/36/2/

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 **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.