

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

REF NO: BR/217/18/HH

LOCATION: 33 Tennyson Road
Bognor Regis
PO21 2SA

PROPOSAL: Amended to include windows to double & single garages & increase in roof pitch of double garage (Resubmission following BR/100/18/HH).

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application seeks to amend application BR/100/18/HH. This application proposes to increase the roof height of the detached double garage and to include windows to both the single and double garage.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council

Bognor Town Council provided no objection to the works proposed.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up Area Boundary.

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Bognor has a made neighbourhood plan however none of the policies are of relevance to this application.

This application makes amendments to the application BR/100/18/HH previously approved for the construction of a detached double and single garage to the north western elevation of the property. This application seeks to increase the height of the double garage by approx. 1m and to install windows to various elevations of both the single and double garage.

DESIGN AND VISUAL AMENITY

The garages are situated to the north western side of the property. Due to their location the double garage is partly visible from the street scene when viewed from the eastern elevation.

Due to the location of the double garage, it is not considered unduly dominant and therefore not considered to have any unacceptable adverse impacts upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The double garage proposes an increase in roof height of around 1m resulting in a maximum height of approximately 5m. The proposal retains the eaves height at around 2.3m. Whilst the development will be relatively high, due to its siting the increase does not appear overbearing as it is located around 4.2m from the closest neighbouring property at the north with sufficient planting also to the western boundary.

The double garage also proposes windows to the south and western elevation. Due to its siting the window to the south will overlook the front garden of the dwelling and any views to the west will be impeded by the boundary treatment fence and planting. The single garage will have a window to the west also and to the north. The garage sits close to the boundary line at the north and whilst there is sufficient boundary treatment with a fence at 1.8m, the window may sit slightly above the fence line with a maximum height of around 2m. However, due to the size of the window and its siting, it is not considered that the window would give rise to views additional to that which is already possible if standing in the front garden. As such the installation of windows to both the single and double garage will not give rise to any additional overlooking.

SUMMARY

The proposed development is deemed to accord with the relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

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 - 766/02
 - Block Plan - 766/01
 - Elevation, Floor Plan and Roof Plan - 766/03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun District 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.