

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

REF NO: BR/219/21/HH

LOCATION: 25 Hillsboro Road
Bognor Regis
PO21 2DX

PROPOSAL: Erection of single storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey side 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 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 application seeks a single storey side extension. The extension will be visible from the street scene and will run along the full south western elevation.

The addition is modest in size with a width of 1.75m. It will have a lean to roof and appears subservient to the host dwelling. It does not extend beyond the principal elevation and retains 4.5m to the front boundary.

The surrounding area consists of properties of a similar design and style and the addition will not result in the dwelling appearing out of character. Materials will match the existing which ensures it appears well integrated with the host dwelling.

The Arun Design Guide states development should be subservient to the main dwelling and this complies in terms of scale and size. It states that in streets characterised by small gaps between buildings, side extensions must not close important gaps in the street scene by leading to a terracing effect, or remove existing external access from front to back gardens. The proposal complies with this.

Due to the modest size and design of the development, it will not give rise to adverse harm upon the appearance of the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a width of 1.75m with a height of 3.75m reducing to 2.75m at the eaves.

0.8m is retained to the south western boundary which has a boundary fence and a further 3m is retained to the side elevation of the neighbouring property. There is an entrance porch along the side elevation of the neighbouring property however due to height and separation distance, the proposal is not considered to result in adverse overbearing or overshadowing.

The proposal is also likely to fall under permitted development.

There will be a ground floor window which fronts the street scene and a door to the side which serves a utility room. 4 rooflights are also proposed although due to their height above finished floor level will not result in adverse views.

The proposed development is not considered to result in adverse harm upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

There is currently an access gate which will be removed to allow for the extension. Parking is currently achievable to the front of this and as the proposal does not extend beyond the front elevation, it does not impact upon this parking space and will not adversely impact the highway.

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
 - Proposed Plans - 366/03
 - Proposed Elevations - 366/05

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 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 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.