

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

REF NO: BR/221/19/HH

LOCATION: 16 Madeira Avenue
Bognor Regis
PO22 8BY

PROPOSAL: Single storey side extension, part two storey part single storey rear extension and demolition of existing garage to incorporate garden area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey side extension and to remove an existing conservatory and construct a single storey and two storey rear extension.

RELEVANT SITE HISTORY

BR/97/97	Change of use from offices to residential	ApproveConditionally 10-06-97
BR/251/94	Renewal of temporary permission BR/238/91 for the continued use of 16 Madeira Avenue, Bognor Regis, as an office for the community mental handicap team.	ApproveConditionally 08-11-94
BR/238/91	Continuance of use for a further 12 months as an office for the community mental handicap team	ApproveConditionally 07-10-91

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council
No objection.
No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

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
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 Regis Town Council have a 'made' Neighbourhood Plan however none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The bulk of the proposal will be situated to the rear of the property however a garage will be constructed to the northern side of the property which will be visible from the street scene.

The development to the rear is large and as a result adds bulk to the rear of the property, however it is set lower than that of the host dwelling and is therefore considered a subservient addition. It also appears sympathetic in appearance with materials matching that of the host dwelling.

A garage will be situated to the north and run along the full side elevation. This will be visible from the front and will have a pitch roof to the front with a height of approx. 3.85m reducing to 3.15m. The surrounding properties are varied in style and design and the alterations will not result in the property appearing out of character with the area.

The development is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will remove the existing rear conservatory and construct a single storey extension to a height of 3.15m. This will run along the southern elevation and retain 0.9m to the boundary. This will increase in depth to 6m and will have a width of approximately 2.85m. This will then increase in height to form a two storey addition which will run along the remaining rear elevation at 6m in width.

The two storey will have a gable roof which sits just below that of the ridge height of the host dwelling.

Whilst the addition adds bulk to the rear of the property, due to the siting of the development with the two storey addition sited towards the centre of the property, with single storey additions either side, the development is not considered to give rise to significant impacts upon neighbouring occupiers.

To the northern elevation a single storey garage will be constructed however there are no windows proposed and none to the side elevation of No.18 which will be impacted as a result. The property at No.18 is set further back than the host dwelling and therefore the two storey extension will extend only slightly beyond the rear at 1.5m. There is a conservatory to the rear of No.18 and with a single storey garage sited along the boundary and a two storey addition proposed, this may suffer slight loss of light as a result. However, again with the single storey development situated to the boundary and the two storey extension extending only slightly beyond the rear with 2m retained to the boundary, overbearing and overshadowing impacts are not considered significant in which a refusal is justified.

Due to the siting of No.14 which is set behind the host dwelling, the proposal extends around 4.5m beyond their rear elevation. However, as a result of the development closest to the boundary being single storey, it is not considered to give rise to adverse overbearing impacts. There are also no side windows which will be impacted as a result.

There are two juliet balconies proposed to the rear two storey addition however this is not considered to provide adverse overlooking with no views into neighbouring properties.

The proposal whilst adding bulk to the property, as a result of the siting and design the development is not considered to result in significant overlooking, overshadowing or overbearing impacts upon neighbouring amenity.

PARKING

There is a double garage located to the rear garden which will be removed. Whilst this removes 2 parking spaces, there will be a new garage constructed and with sufficient parking available at the front elevation for 2-3 cars, it is not considered to give rise parking/highway issues.

SUMMARY

The proposed development is deemed to accord with 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
 - Location and Block Plan - 07 A
 - Proposed Site Plan - 06
 - Proposed Elevations - 04
 - Proposed Floor Plan - 02

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.