

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

REF NO: BR/224/25/HH

LOCATION: 186 Aldwick Road
Bognor Regis
PO21 2YQ

PROPOSAL: Two storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

BR/200/25/HH	Detached double garage with dormer.	Refused 15-01-26
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REPRESENTATIONS

Bognor Regis Town Council - No objection.

1 letter of support received for the following reasons:

- The two-storey extension does not 'over build' and is an improved layout.
- Good size garden maintained.
- Sympathetic to neighbouring properties.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.

Within an area with potentially high ground water.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and 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

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached dwelling located at 186 Aldwick Road. This application seeks planning permission for the construction of a two-storey rear extension.

The proposed two storey rear extension would have a depth of 6.4m and a width of 4.3m, extending in line with the existing two storey rear projection. The hipped roof would have a maximum ridge height of 7.4m and an eaves height of 5.4m and would match the existing hipped roof of the existing two-storey rear projection. The proposed extension would be constructed in line with the existing north western flank of the host dwelling, and the roof would be set down from the main ridge line of the host dwelling. A spacing of approximately 1.8m would be maintained between the host dwelling and the western side boundary. As such, given the width, height and hipped roof form of the extension, the extension would present a subservient addition to the rear of the host dwelling.

Fenestration on the north western flank elevation would include a reduction to six windows across the ground and first floors. At ground floor level on the south eastern flank elevation fenestration, one window would be removed and replaced with a single glazed door. Within the rear elevation, the existing ground-floor fenestration would be replaced with a three-panel bi-fold door and window. At first floor level fenestration would be an addition of two windows.

The proposed development, and existing host dwelling, would be finished with cream rendered walls and roof tiles that would ensure the two-storey rear extension would integrate appropriately with the host dwelling. The proposed fenestration would be finished in UPVC and Powder Coated Aluminium. The proposed materials and finishes are acceptable, in accordance with Arun Local Plan policy D DM4.

Given the siting of the proposal, to the rear of the host dwelling, the width, height and hipped roof form of the extension and the varied size and bulk of neighbouring dwellings, the development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the street scene. The proposal would therefore be considered to be in accordance with Arun Local Plan policies D DM1 and D DM4 and the Arun Design Guide (ADG).

NEIGHBOURING RESIDENTIAL AMENITY

The proposed extension would be set in 1.7m from the north western side boundary and would therefore not comply with the minimum 2m separation distance for first floor extensions as outlined in the ADG policy M. In addition, the proposed extension would project 4.4m beyond the existing north western flank wall of the host dwelling, increasing its overall depth and exceeding the guidance depth of 3.3m, outlined within the ADG. Notwithstanding this, the proposed extension would not intrude a 45 degree splay line when taken from the centre of the closest window of the neighbour to the north west, and the extension would not extend significantly beyond the existing rear elevation of this neighbour. As such, given the spacing maintained between the extension and the neighbour to the north west and the hipped roof form of the proposed extension, the proposal would not result in significant overbearing or overshadowing impacts to the neighbour to the north west.

Given the siting of the extension to the north western part of the rear elevation, and that it would not extend beyond the existing two storey rear projection, the proposal would not result in any overbearing or

overshadowing impacts to the neighbour to the south east.

The proposal would result in a reduction in fenestration within the flank elevations of the host dwelling at ground and first floor levels. The proposed fenestration within the rear elevation would have an outlook of the rear garden serving the host dwelling. Whilst some views of neighbouring gardens would be available from the first floor fenestration, these views would not be significantly different to those currently available from the first floor flank fenestration. As such, the proposed development would not result in unacceptable overlooking.

The development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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.

CIL DETAILS

This application is not CIL liable.

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 Map L01.
- Block Plan B01.
- Plans and Elevations A101A.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.