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

REF NO: **BR/22/14/**

LOCATION: 51 Mons Avenue
Bognor Regis

PROPOSAL: Two storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed two storey extension measures approximately 6m maximum in width, depth of 5.2m with a maximum height of 7.5m.
SITE AREA	Approximately 288 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has wall + hedging approximately 1.5m-1.8m in height, rear and side boundaries close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Two storey semi-detached property with red brickwork on lower level, pebbledash walls on upper level with a brown tiled roof.
CHARACTER OF LOCALITY	Residential comprising semi-detached and terraced properties of similar style and design.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objection.

Comments on Representations received:

None.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
Public Sewer On Site

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
Publication Version of the Local Plan (October 2014):		

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

The Development Plan consists of the Arun District Local Plan 2003.

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

NPPF Paragraph 216 confirms that weight can be given to policies in emerging plans following publication. The Council agreed the majority of the Arun Local Plan in February 2014 (Publication Version) and this is a material consideration in the determination of this planning application. The remaining chapters of the Local Plan namely: the Spatial Portrait, Employment & Enterprise, Housing Allocations, Transport, Monitoring and Implementation will be considered for publication at a later meeting of Full Council. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place. The chapters that have been published will undergo public consultation alongside the remaining chapters when they have been agreed. The weight given to the current published policies can be significant depending:
· the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
· the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);
· the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
The policies within this published version of the plan are at an advanced stage as they have been agreed by Full Council for regulation 19 consultation, they have been subject to independent audit

and are considered to meet the NPPF and there are no known significant unresolved issues arising from regulation 18 consultation for the published policies.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place once the remaining chapters/policies have been published.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The semi-detached property is located on a corner site with Mons Avenue/Hawthorn Road and the application seeks to construct a two storey extension on the northern side of the dwelling.

Due to the orientation of the existing dwelling which is set back from the front boundary by approximately 4.5m the proposed extension will be set at an angle and will not project forward of the main dwelling and will be no higher than the existing roof height. To the north of the site there is an existing detached garage and this will remain. The extension is considered to be of a size and height that is visually subervient to the main dwelling.

The proposed extension will be sited approximately 4m from the neighbouring property to the north No 50 Mons Avenue. This property has a covered way that is sited to the boundary with No 51 and on the upper level of the property there is a small window which serves the landing area. The proposal has a door at ground floor level but there are no windows at first floor level facing No 50. With the absence of windows it is not considered that this would give rise to a loss of outlook to the occupiers of this property. The adjacent property No 76 Hawthorn Road is sited approximately 5m away and this property has a conservatory on the rear of the dwelling that is sited to the boundary with No 51. With adequate distance to this property it is not considered that the extension with the introduction of windows at first floor level would create any unacceptable overlooking than currently exists from the first floor windows.

It is considered that the proposed development would be in keeping with the character and appearance of the locality and would not have a significant impact on the visual amenities of the

locality or have an adverse impact on the residential amenities of the occupiers of the neighbouring dwellings.

The application is recommended for approval, subject to conditions.

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 for 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 a neutral impact has 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).

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 1:2500, Block 1:200 dt 12.2.14, Proposed Ground Floor 1:50 dt 1.1.13, Proposed First Floor 1:50 dt Jan 2013, Proposed Front Elevation 1:50 dt March 2013, Proposed Side/Rear Elevation 1:50 dt March 2013, Proposed Roof 1:50 dt 16.3.13, Cross Section A-A 1:10 dt 14.1.13, Proposed Roof Frame Section Z-Z 1:20 dt 21.3.13 received on 13th February 2014.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

4 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.