

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

REF NO: BR/235/19/HH

LOCATION: Culver Cottage
37 Aldwick Road
Bognor Regis
PO21 2LN

PROPOSAL: Single storey side extension including demolition of existing garden room. This application affects the setting of a Listed Building. The application may affect the character and appearance of the Aldwick Road, Bognor Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to demolish an existing single storey structure to the side of the property and replace with a single storey side extension.
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RELEVANT SITE HISTORY

BR/36/19/L	Listed building consent for a two storey side extension including demolition of existing garden room.	ApproveConditionally 10-07-19
BR/35/19/HH	Two storey side extension including demolition of existing garden room. This application affects the character and appearance of the Aldwick Road Conservation Area.	ApproveConditionally 10-07-19
BR/300/12/	Reinstatement of two chimney stacks & internal alterations.	ApproveConditionally 05-02-13
BR/128/12/L	Application for Listed Building Consent for reinstatement of 2 no. chimney stacks, removal of section of wall to form kitchen/dining room, removal of partition wall on landing & relocation of bathroom	ApproveConditionally 28-08-12
BR/170/01/L	Application for Listed Building Consent to take down and rebuild in a lime mortar 1:2 and a half, east boundary wall to match existing	ApproveConditionally 07-08-01

BR/118/99/TC

Fell tree at the front of property within the Aldwick Road
Conservation Area.

No Objection
18-06-99

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

No objection

No representation received from nearby occupiers.

Conservation Area Advisory Committee provided no objection

-The application will not have an impact on the Conservation Area.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No response.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Conservation Area

Grade II Listed Building.

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
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

[Bognor Regis Neighbourhood Plan 2015 Policy 1](#) Delivery of the Vision

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 D DM1, D DM4, HER DM1 and HER DM3 of the Arun Local Plan.

Bognor Town Council has a 'made' Neighbourhood Plan with policy 1 of relevance to the application. Policy 1 relates to extensions and alterations of designated and non-designated assets. Proposals should identify the significance of any affected heritage asset and assess any harm and benefit. A heritage statement was submitted with the application with comments regarding this included within the report

BACKGROUND

The site has previously had an application approved in July 2019 for a two storey side extension.

DESIGN AND VISUAL AMENITY

The dwelling is detached with Aldwick Road to the north and Victoria Drive to the West. As a result of the siting of the host dwelling and proposed extension, the proposal is highly visible from the street scene.

The extension would run along the western elevation and extend forward, beyond the northern elevation by around 3m. Due to its layout of the dwelling, it would not project beyond the principal elevation. The width of the extension will be slightly staggered, with it increasing as it extends towards the rear of the property. The extension would be clearly visible as a new addition to the property however is considered well integrated.

The western elevation will be rendered to match the existing dwelling in colour-washed render. The front and rear of the extension would be in cedar cladding to create a contemporary appearance in contrast with that of the existing dwelling. Whilst these materials are not evident within the street scene, the surrounding area does consist of buildings of a variety of styles and designs and therefore the proposal is not considered to appear adversely out of character and instead is considered to add visual interest to the street scene and wider area.

As a result of the design and siting, the development is considered to comply with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will run along the side elevation of the property with a length of around 10.5m. The width will increase from around 4m to 5.5m as it extends towards the rear elevation. The extension will have a height of 3.1m and appears modest in size.

With roads adjacent to the property both at the north and west elevation the extension is not considered to appear adversely overbearing or overshadowing upon neighbouring amenity.

The development proposed 2 windows to the western elevation and doors to the rear, however as a result of the extension being single storey and with sufficient boundary treatment in place which consists of flint walling and fencing, it is not considered to result in adverse overlooking. 2 additional windows will be situated toward the street scene.

Due to the siting of the extension and its modest height, the proposal does not harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

CONSERVATION AREA AND LISTED BUILDING

There have been no comments received from our Conservation Officer, however the application site was the subject of a previous application which was of a much larger scale comprising of a two side storey extension.

Para 190 of the NPPF requires the LPA to consider the significance of the impact upon that heritage asset. With the current proposal similar in design to that which has been approved and the scheme being of a reduced scale, proposing only a single storey side extension, the application is considered acceptable and as a result is considered to not cause harm to the significance of the heritage assets or their setting and comply with HER DM1 and HER DM3 of the Arun Local Plan.

TREES

There is a large tree located to the rear of the extension. No works are proposed to the tree however an informative will be included to ensure that adequate tree protection methods are in place and any consents required are in place should works be required at a later date.

SUMMARY

The proposed development is deemed to accord with the 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 - 599-100
- Proposed Site Plan - 617-101
- Proposed West Elevation - 617-108
- Proposed South Elevation - 617-107
- Proposed East Elevation - 617-106
- Proposed North Elevation - 617-105
- Proposed Roof Plan - 617-104
- Proposed First Floor - 617-103
- Proposed Ground Floor - 617-102
- Design and Access Statement - 617-601 Rev A

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 INFORMATIVE: The proposed development may affect trees within the site or on neighbouring land. The applicant should ensure that adequate tree protection methods are in place and any consents required from other land owners are in place.

- 5 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.