

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

REF NO: BR/235/21/HH

LOCATION: 15 Mayfield Road
Bognor Regis
PO21 5NA

PROPOSAL: Erection of single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension.

RELEVANT SITE HISTORY

BR/143/93	Loft conversion and extension	ApproveConditionally 04-08-93
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REPRESENTATIONS

Bognor Regis Town Council - No Objection.

1 Letter of Support received from nearby occupiers:
- Support the application.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built Up Area Boundary
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest

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

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**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.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

DESIGN AND VISUAL AMENITY

The existing property is a semi-detached chalet bungalow to south west of Mayfield Road. The property is constructed of brick with white render walls with a pitched tiled roof. The neighbouring properties are number 17 Mayfield Road to north west. To the front (north east) are properties separated by road and to the south east gardens of properties set back. To the rear (west) properties are set back by gardens.

The proposal is for a single storey rear extension to be sited to the rear (north west) corner to infill rear north west elevation. It will retain a gap of around 3.28m to the rear (west) dining room / conservatory elevation. Due to siting to rear it will not be visible from street scene so will not adversely impact street scene or surrounding character of area so complies with policy D DM1 of the Arun Local Plan.

The proposal has a width of approximately 3.29m and a depth of approximately 3.64m. The height to top of flat roof will be approximately 3.12m.

There is a gap of around 0.067m retained to the side (north west) and 16.0m retained to the rear (west) boundary.

There will be one new set of French doors with a raised steps entry to west elevation facing garden to rear.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of size and scale. It states that rear extensions can however have significant impacts on neighbouring amenity in terms of privacy and overshadowing.

It states in semi-detached houses, by keeping single-storey extensions no more than 3.3 metres from the rear elevation of the original dwelling. The proposal is greater in depth at 3.64m but not excessively so is acceptable.

The proposed materials seem to match existing dwelling and consist of mixture of painted render and face brickwork to walls, GRP covering to flat roof and white framed UPVC double glazed windows and

doors so complies with policy D DM1 and D DM4 of the Arun Local Plan.

Due to the 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 proposal has a width of approximately 3.29m and a depth of approximately 3.64m. The height to top of flat roof will be approximately 3.12m.

Due to only a small gap of around 0.067m retained to the side (north west) boundary there is increased risk of overshadowing or overbearing impact to no. 17 to north west. The proposal will not pass the 45 degrees test however it is considered a similar proposal could be done under Permitted Development at a lower height so the impact caused is not enough to warrant a refusal.

Due to new French doors to rear (west) elevation, large distance of around 16.0m retained to the rear (west) boundary and boundary fence to side (north west) there is no adverse harm to overlooking to neighbouring amenity so is acceptable.

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

SUMMARY

The proposed development accords 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 Plan Rev -
 Site Plan Rev -
 Existing Ground Floor Plan Rev -
 Proposed Ground Floor Plan Rev -
 Existing Elevations Rev -
 Proposed Elevations Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.