

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

REF NO: BR/241/19/HH

LOCATION: 12 Stratton Court
Bognor Regis
PO22 8DP

PROPOSAL: Side extension to replace garage conversion.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a side extension to replace a garage.
----------------------------	--

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council

No objection.

No representation received 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 has a 'made' Neighbourhood Plan however none of the policies are of relevance to this application.

DESIGN AND VISUAL AMENITY

The proposed development is situated to the side of the property and has an existing car port to the front. As a result it is partially visible however views will be similar to that which exists. The front of the garage sits around 7.65m behind the principal elevation of the dwelling.

The development will extend the garage to the rear. It will have a flat roof matching the eaves of the host dwelling and as such will appear subservient in appearance. Materials will match the existing dwelling to ensure it is sympathetic in appearance.

The development is not deemed to adversely impact the appearance of the dwelling or character of the area as there are few viewpoints from the street scene and as such, it accords with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The garage will extend an additional 6m in depth beyond existing. This sits around 5m beyond the existing rear conservatory. The extension will have a height of 2.6m, with a width of 3.75m.

The Council uses a 45 degree rule to assess serious effects on neighbouring properties. The proposed development due to its siting and depth, intersects a 45 degree angle when drawn from the centre of the ground floor rear window at the neighbouring property at No.14. However, an extension could likely be constructed up to this depth with prior approval with no objections from the neighbours and with no representation received, the development is considered acceptable. It is noted with boundary treatment in place, which could be up to 2m in height, the extension is not considered significantly harmful to the amenity of the adjoining occupiers to the south.

There will be no windows to the side elevation facing south however there will be an additional window and door to the north which will overlook the garden of the host dwelling with around 8m retained to the boundary.

The proposal is not considered to result in adverse overbearing, overshadowing or overlooking impact and accord with DDM1 and DDM4 of the Arun Local Plan.

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
 - Proposed Layout and Elevations - 2 Rev A
 - Proposed Floor Plan - 3
 - Block Plan
 - Proposed Elevation and Section -4

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

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 4 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 12 Stratton Court as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policy D DM4 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 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.