

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

REF NO: BR/246/18/HH

LOCATION: 45 Southdown Road
Bognor Regis
PO21 2JP

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

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

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council
Bognor Regis Town Council provided no objection to the application.
No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

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**PRINICPLE**

The proposed development is situated within the built up area boundary where the principle of

development is acceptable 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 relevant to this application.

The site is occupied by semi detached two storey dwelling.

DESIGN AND VISUAL AMENITY

The proposed development is situated to the rear of the dwelling and is therefore not visible from the street scene. The extension is considered subservient in appearance and will join with an existing part rear extension. The materials used will match that of the exiting dwelling and due to its design and siting, it is not considered to give rise to any adverse impact upon the spatial pattern or character of the area, and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The rear elevation currently consists of a part extension and a conservatory. The proposed rear extension will replace the existing conservatory and join with the existing extension to run the width of the rear dwelling at around 6.1m.

The existing extension to the southern boundary has a sloping roof which reduces towards the centre of the dwelling. The proposed height of the development will match in height to the eaves of the existing at 2.85m.

There will be a door and window installed to the rear elevation, however at single storey level views will be of the rear garden and as such it is not considered to give rise to any overlooking.

Due to its design and its height which is 0.30m smaller than the existing conservatory, it again is not considered to appear overbearing or overshadowing 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.

HUMAN RIGHTS ACT

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
 - Existing Floor and Elevations, Existing and Proposed Roof Plan - Sheet 2 of 2.
 - Proposed Plans and Elevations, Block and Location - Sheet 1 of 2.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.