

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

REF NO: BR/247/18/HH

LOCATION: Glenfield
75 Mead Lane
Bognor Regis
PO22 8AP

PROPOSAL: Two storey side extension, 1 No. new window to ground floor side elevation & 2 No. new rooflights. This application may affect the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey extension to the side of the property.
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council

Parish Council provided no objection

The neighbouring owner of 48A Hook Lane suggests the 800mm distance of the proposed extension to the shared boundary doesn't allow the required 1m for servicing their building.

CONSULTATION RESPONSES RECEIVED:

Building Control:

Under the Building Regulations it is the boundary of the property that is considered for space separation, no consideration is given to the adjacent property and there is no consideration of maintenance under the Building Regulations.

Where a wall has no unprotected areas (windows or doors) it is permissible to build right up to the boundary as there would be limited fire risk. In this particular case the distance to the boundary is shown as 800mm. There is a new window on this elevation, however it is permissible to have a window of less than 1 square metre within 1m from the boundary. So in this case the proposal appears to be satisfactory under the Building Regulations.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Within a flood risk zone three.

DEVELOPMENT PLAN POLICES

DSP1 D SP1 Design

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
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. As stated in SDSP2 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 considered relevant to this application.

The site is occupied by a detached two storey dwelling. The area is predominantly residential with houses of varied designs and styles. The building abutting the sites north boundary - 48a Hook Lane, is commercial in nature, with windows serving its southern elevation an shared boundary to the ground and first floors.

DESIGN AND VISUAL AMENITY

The proposed two storey extension would be constructed to the side, and stepped back some 4.7m from the principle elevation. The proposed siting of the extension is on land that expand the full width of the plot and abuts the neighbouring commercial property (48a Hook Lane) to the north. The extension would not be visible from the street scene.

The extension will be constructed of materials to match the existing dwelling and due to the modest size and design is considered well integrated with the host dwelling and as such the development is considered acceptable in terms of designs and visual amenity and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The side extension would have a modest width of around 2.2m at the front and 2.5 to the rear and a depth of 3.3m. It would be sited 800mm from the shared side boundary with neighbouring No.48a Hook Lane. It would have height to match the eaves of the existing dwelling and finished with barn hip roof some 1.5m below the ridge height of the existing dwelling.

The commercial property to the north has a secondary 1st floor window to the side elevation and a window to the ground floor currently concealed by an existing shed. By virtue of the secondary nature of the first floor window and conceal nature of ground floor windows the extension it is not deemed to give rise to any overbearing impact to the internal light to this building.

There is no further considered impact to properties to the west, therefore overall the proposed two storey side extension is considered to accord with DDM1 and DDM4 of the Arun Local Plan.

OTHER MATTERS

The neighbouring occupier raises a concern over the finished distance to their boundary as a result of the development. Noting that 800mm is below that which is deemed acceptable for maintaining the building. This is considered as a matter covered by separate legislation and is not a material consideration in planning terms.

There is no perceived risk of flooding by virtue of the zoning classification of the property in this location.

SUMMARY

The proposed development is deemed to accord with the relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

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
 - Location & Block Plan - 1001
 - Site plan as Existing - 1002
 - Floor plans as Existing - 1003

- Sections and Elevations as Existing - 1004
- Proposed Ground and First Floor, & Roof Plan - 1005
- Proposed Sections & Elevations - 1006

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 The bathroom windows at first floor level of the extension shall at all times glazed with obscure glass.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1/D DM4 of the Arun Local Plan.

- 4 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.