

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

REF NO: BR/247/20/HH

LOCATION: 9 Waverley Road
Bognor Regis
PO21 5NB

PROPOSAL: Single storey rear extension, single storey side extension and single storey front extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Construction of 3 extensions to property. One infill extension to front measuring 3m x 4.3m , a side and rear extension measuring 2.3m x 7.4m and a rear extension measuring 7.4m x 4m.

REPRESENTATIONS

Bognor Regis Town Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km buffer SSSI
Pagham Harbour Zone B

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

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan.

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.

Bognor Regis does have a neighbourhood plan however none of the policies are relevant to this application.

Key issues for consideration

- Appearance, high quality design
- Scale and Impact
- Overbearing, Overshadowing and Overbearing

Appearance

The 3 extensions will be in keeping with the existing property as they utilise materials to match and an eaves height to match the host dwelling. The extension to the front will infill an existing dogleg, it will have a pitch and tiled roof to blend into the existing, with a hidden flat section behind. The side and rear extension will also be visible from the street scene, albeit well behind the principle elevation, and replace an existing garage and as such will accord with D DM1 and D DM4 of Arun's Local Plan.

Scale and Impact

The scale of the 3 individual extensions are in keeping with the scale of the building. The side and rear extension and the front infill extension will blend into the street scene due to their utilisation of materials to match and incorporation into the existing roof where applicable. As the side and rear extension replaces an existing garage it is not thought that this will negatively impact the neighbour it shares a boundary with. The rear extension and front infill extension are approximately 1.2m away from the boundary to the North and are thought to be a suitable distance away from their respective boundary and as such accord with D DM1 of Arun's Local Plan.

Overbearing, Overshadowing and Overlooking

The side and rear extension, which could arguably be considered to have the most impact on neighbouring properties due to its boundary location is a replacement structure and is only proposed to be 300mm taller than the existing structure and is therefore not thought to be a detriment to the neighbours. Neither of the other extensions are perceived to have a negative effect on neighbouring properties nor overshadow neighbouring properties and as such accord with D DM1 and D DM4.

The proposed new fenestration will be located at ground floor level and not gain any views, which are not already visible, as such accord with policy DDM1 and DDM4 of Arun's Local Plan.

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

Reason: In the interests of amenity in accordance with policies DSP1, DDM1 and DDM4 of the Arun Local Plan.
- 3 The development hereby approved shall be carried out in accordance with the following approved plans ;
 - Proposed Ground Floor Plan Rev B
 - Proposed Elevations
 - Roof Plan
 - Site Plan
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy XXXXXXXXXX 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.