

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

REF NO: BR/254/19/HH

LOCATION: 50 Corbishley Road
Bognor Regis
PO22 9HS

PROPOSAL: Retention of single storey front porch extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council
No Objection.

One letter of objection on the following grounds:

- The proposal goes against the character of the area
- The extension protrudes too far forward
- Damage to the neighbouring properties.

COMMENTS ON REPRESENTATIONS

The concerns with regards to character of the area being diminished will be addressed in the report below. The other matters raised are not planning considerations and are matters that would need to be addressed privately.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

[Arundel 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 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 has a 'made' Neighbourhood Plan however none of the policies are relevant to the application.

DESIGN AND VISUAL AMENITY

The extension will be visible from the street scene as a result of its siting to the front of the existing dwelling as such it will have an impact on the street scene. The height of the proposed extension is below the height of the host dwelling and as a result does not appear unduly dominant. The development appears well integrated with the host dwelling as a result of its size ,design and the use of matching materials.

The development proposed is not considered to adversely impact the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The development runs along the western boundary. The extension has a width of 3.6m retaining 0.2m to the boundary. The front porch extension will have a pitched roof to a height of 3m.

There is an extension to the neighbouring property that's matches this one in approximate size and location to the east however it has been constructed with cladding rather than brickwork. The in line with the neighbouring conservatory any overshadowing or overbearing is not considered significant.

As a result of the modest scale and design the proposed development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development accords 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:
 - Site Plan
 - Location Plan
 - 1496 Sheet 2
 - 1496 Sheet 3

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 **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.