

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

REF NO: BR/254/20/HH

LOCATION: 1 Sandymount Avenue
Bognor Regis
PO22 9ET

PROPOSAL: Pitch roof porch, pitch roof rear extension and flat roof garden store

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

3 proposed extensions to property;

- Pitched roof front porch measuring approximately 3.7m by 3m, at the widest points.
- Pitched roof rear extension measuring approximately 5.7m by 5.7m
- Flat roof garden store measuring approximately 4.8m by 3.7m at the widest points.

RELEVANT SITE HISTORY

BR/214/70

Conservatory

Permit'd Devel

REPRESENTATIONS

Town Council - No objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

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

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 does have a made neighbourhood plan, however none of the policies relate to this application.

Key issues for consideration

- Appearance, high quality design
- Overbearing, Overshadowing and Overlooking
- Effect on street scene

Appearance

There are 3 separate parts to this application; a proposed front porch, rear single storey pitched roof extension and a garden store.

All 3 of these extensions will be visible from the street scene due to the properties position on the corner of Sandymount Avenue with Merrion Avenue.

It is proposed that all works will be carried out using materials which match the existing building.

The scale of the extensions is thought to be in keeping with the existing. Being single storey additions they all have an eaves line lower than that of the 2-storey dwelling. They have well-proportioned features, in line with the existing. It is noted that the rear extension will replace a smaller conservatory style extension, whilst the extension is substantially larger, the fact it has a pitched roof and is built in traditional building materials will undoubtedly provide better conditions for the occupants and a more harmonious built form in the street.

The front extension will have an unusual octagonal configuration which will be a prominent feature on the building and is seen to be unduly complex in nature and not particularly attractive in comparison to the curved bay window present on the front elevation. This will not cause any undue harm to the overall character of the building such that a refusal is justified.

There are some aspects of the design which could be considered unusual, however no undue harm is perceived to arise from this and in scale, form and use of materials the extensions are thought to accord with policies DDM1 and DDM4 of Arun's Local Plan.

Overbearing, Overshadowing and Overlooking

The fenestration to the rear extension and porch will only provide views which have historically been present and therefore it is believed, no overlooking issues will be perceived by neighbouring properties.

The front extension and storage shed are located away from neighbouring properties in the front and side gardens of the corner plot, as such it is not envisaged that any overbearing or over shadowing will occur from these.

The rear extension, due to the unusual plot configuration, will hard up against the rear extension of 10 Merrion Avenue, this neighbouring extension has high level windows facing into the garden of 1 Sandymount Avenue and therefore they may incur some loss of light with the proposed extension. However, these are only secondary windows to their property, having a large glazed area facing North to this room, so it is not thought that this will cause them any undue harm.

The SE corner of the gable end to the rear extension will come within 1.5m of 3 Sandymount Avenue, adjacent to a lean-to extension with no openings, which is located right on the boundary of the 2 properties. Therefore, no harm is perceived in arising from this.

It is not perceived that any significant harm will arise from the proposed development and as such the proposal accords with policies DDM1 and DDM4 of Arun's Local Plan.

Street Scene

The extensions will all, in some part, be visible from the street scene of both Sandymount Avenue and Marrion Avenue particularly the front porch will have an impact on both streets. However, due to the built-up character of the location and the scale, design and use of materials on the proposal, this is not thought to cause any undue harm to the street scene. And as such accords with the relevant policies.

It is noted that no representations have been made from neighbouring properties.

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 and Block Plans 01
 - Proposed Plans 04
 - Proposed Elevations 05
 - Perspective Views 06 and 07

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 of the Arun Local Plan.

- 3 The materials and finishes of the external walls and roofs of the buildings hereby permitted shall match in colour and texture those of the existing buildings.

Reason: In the interests of amenity in accordance with policies DDM1 and DDM4 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.