

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

REF NO: BR/254/21/HH

LOCATION: 3 Nelson Road
Bognor Regis
PO21 2RY

PROPOSAL: Erection of first floor side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a first floor side extension.

REPRESENTATIONS

Bognor Regis Town Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

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

Bognor Regis has a made Neighbourhood Plan although none of the policies are relevant to this

proposal.

DESIGN AND VISUAL AMENITY

The host dwelling is a detached two storey property with an attached single storey garage which extends to the eastern side.

The proposal will construct a first floor above the garage. This extends along approximately half of the side elevation of the dwelling. This does add bulk to the dwelling however appears acceptable scale and does not appear out of character with the properties within the street scene.

The extension will have a hipped roof. This matches that of the host dwelling and with the height of the eaves matching that of the dwelling, the addition appears well integrated and sympathetic in design to the host dwelling. Materials will match the host dwelling ensuring the development is visually integrated.

The Arun Design Guide states 'Positioning extensions below the roof ridge line of the existing property will also help to create visual subservience' 'Side extensions should also in most cases be set down from the existing roof ridge height by a minimum of 0.5 metres'. The proposal is set below the ridge height of the dwelling which helps the extensions appear subservient. 'Extensions must not close important gaps in the street scene by leading to a terracing effect.' The proposal retains just under 1m to the boundary. However this is the same as the existing footprint and due to the siting of the properties, does not result in a terracing effect.

Due to the design of the extension, the development is not considered to result in harm upon the appearance of the property or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The addition of a first floor will sit above the garage and retains the existing footprint with a length of 6m and a width of 6.25m. The height will increase from 3.9m to 7.5m.

Due to the siting of the development, the addition is not visible from the eastern elevation.

The addition retains around 0.8m to the boundary although around a further 4m is retained to the side elevation of the neighbouring property at No.5. Due to the separation between the development and the neighbouring dwelling, the addition is not considered to give rise to adverse overbearing or overshadowing. There is a window to the eastern side of No.5 however this appears obscured glazed and with separation retained, impacts are not considered significant.

There will be an two additional windows to the first floor which face the rear. This serves a bedroom and a landing. Due to the siting of the windows and properties to the east and west, views over the gardens at these elevations will be minimal. There will be views towards the property and garden at the rear which has a short rear garden. However ,views are not considered additional to that which are already achieved from the existing rear facing windows which are situated further south than the proposed.

There will also be 2 front facing windows although views will be of the street scene.

The development is not considered to result in adverse harm upon amenity by way of overbearing, overbearing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to comply with relevant development plan 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
 - Location and Site Plan - 006
 - Proposed Floor Plan - 002
 - Proposed Elevations - 004

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

Reason: In the interests of amenity in accordance with policies D DM1 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.