

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

REF NO: BR/255/21/HH

LOCATION: 45 Annandale Avenue
Bognor Regis
PO21 2ES

PROPOSAL: Erection of single storey rear extension following the demolition of existing rear conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to build a single storey rear extension that will replace an existing conservatory, following its demolition.
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RELEVANT SITE HISTORY

BR/118/02/	Proposed new roof to existing entrance & erection of sun room	Approve 12-08-02
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REPRESENTATIONS

Bognor Regis Town Council - No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
 Built Up Area Boundary
 Pagham Harbour Zone B
 2km Buffer for Site of Special Scientific Interest
 WSCC Mineral Consultation Area
 CIL Charging Zone 4

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. Part M and general criteria set out in the Arun Design Guide are also considered.

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

DESIGN AND VISUAL AMENITY

The extension will be located to the rear elevation of the existing dwelling and will not be visible from the wider area.

The proposal will replace a conservatory, extending the rear room (currently used as a bedroom) and providing a larger space that is to be used as a living / dining room. In addition to this, the existing lobby which allows access to the dwelling from the side, will be extended. The extension will have a total width of 7.25m; the living room will have a width of 4.7m and depth of 3.8m, and the lobby will have a width of 2.4m and depth of 3.5m. The roof above the living room will be pitched, following that of the existing pitched roof. This will help the proposal to integrate well with the host dwelling, ensuring minimal impact to visual appearance. The roof above the lobby will be flat; despite not following the design of the rest of the property, it is not considered intrusive upon the visual amenity and does not appear to be significantly out of place. Being to the rear, the extension retains no distance from the front boundary and is not visible from the street scene or wider area. Therefore, the proposal is considered to have little impact upon the character of the area and does not risk any imposition upon the street composition.

The extension appears to be subservient to the main building. It is not visually intrusive and follows similar design aspects to the host dwelling, ensuring successful integration. The extension does not impact the building line of the existing property and is not disruptive to the rhythm of the street.

The materials proposed differ slightly to that of the existing; the extension will be clad in fibre cement weatherboard whereas the rest of the dwelling is rendered in pebbledash. The roof material will also differ; the existing felt roof covering will be removed and replaced to match the proposal, helping the extension to be seamlessly integrated. As the proposal is not relevant to policies in the Bognor Regis Neighbourhood Plan, criteria from Part M of the Arun Design Guide is instead considered to determine the proposal's approval. In regards to extensions, Part M encourages design proposals to follow the existing dwelling, through roof pitch, unobtrusive form and building material, to which the proposal follows to an extent. Additionally, it states that for rear extensions, the scheme should exploit opportunities for innovative and contemporary design where appropriate. The design of the extension itself is sympathetic to the existing and well integrated. The use of differing materials will provide a more modern and contemporary looking extension, and therefore is in accord with Part M.

Being unseen from the street scene and wider area, the proposal is not considered to result in adverse impact upon the character of the area and is accord with D DM1 and D DM4 of the Arun Local Plan. It

also complies with Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The extension will be located to the rear elevation of the property. It will have a pitched roof above the living room, and a flat roof above the lobby. Both roofs are single storey; the pitched roof will have a height of 3.4m at the top and 2.7m at the eaves. It will retain a distance of 5.9m to the north boundary and 2.35m to the west. The flat roof will have a height of 2.65m and will retain a distance of 6.4m to the north and 5.07m to the east boundaries. Given their height, size and locations, the proposal will not result in adverse overshadowing or overbearing to neighbouring properties and poses little harm to residential amenity. Both sides retain a distance greater than 1m from the closest side boundary, complying with D DM4 of the Arun Local Plan.

The proposal has an access door and sidelight to the east elevation, a glazed rear door on the north elevation of the lobby, double patio doors with full height sidelights either side on the north elevation of the living room and a window to the west elevation. The pitched roof will also feature two rooflights located in the centre. Given the height and distance from the side boundaries, the door and sidelight on the east, and the window on the west, both pose minimal risk of overbearing, overlooking or overshadowing upon the neighbouring properties to the sides, and are restricted in visibility to these properties by the fence lines. The doors and windows to the north elevation give rise to potential overlooking, overbearing or overshadowing upon properties to the rear, but given that they are single storey and retain a significant distance from the boundary line, are not considered to be unduly harmful to residential amenity and do not pose adverse impact.

Part M of the Arun Design Guide states that rear extensions should make sure that they do not negatively impact neighbouring amenity in terms of privacy and overshadowing, by following the 45-degree, 60-degree and 25-degree rules, should preserve external garden amenity space to at least 10.5m depth and retain permeable surfaces. They also state that extensions which project up to 3.3 metres are generally acceptable. The proposal is not considered to negatively impact neighbouring amenity, being single storey and of an unobtrusive form, with a limited number of windows and doors. In terms of garden space, the extension preserves an acceptable amount of space and retains permeable land. It does extend slightly past 3.3m but does not reach an unacceptable distance from the property, only being a maximum of 0.5m further than this guideline. The proposal is justified in terms of the criteria, and is in accord with Part M.

The proposal is in accordance with D DM1 and D DM4 of the Arun Local Plan and does not result in unacceptable harm upon neighbouring amenity. It also complies with Part M of the Arun Design Guide.

TREES

There are two trees that will be potentially impacted by the proposal. T1 and T2 are existing palm trees located to the rear of the property, neither of which are covered by a TPO. T1 will need to be removed as it restricts the development but T2 can be retained without needing any further work.

SUMMARY

The proposed development is deemed to accord 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.

CIL DETAILS

This application is not CIL Liable.

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 Plan
 - Site and Block Plan
 - Floor Plans
 - Proposed Elevations

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.