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

REF NO: BR/260/20/HH

LOCATION: 15 Hatherleigh Gardens
Bognor Regis
PO21 5HZ

PROPOSAL: Single storey rear extension and two storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — The application seeks to construct a single storey rear extension and a two storey 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

CONCLUSIONS

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

Bognor Regis has a made Neighbourhood Plan however none of the policies are relevant to this proposal.

DESIGN AND VISUAL AMENITY
The proposal seeks to construct a two storey extension to the side of the dwelling and as such the works are visible from the street scene.

There is an existing single storey side addition and this will be extended so that it will run along the full side elevation and a first floor will be constructed above. This is modest in size with a width of 1.65m.

The neighbouring properties are similar in appearance however the addition is considered well integrated and with the use of matching materials is not considered to result in the dwelling appearing out of character with the area. Whilst the extension would close the gap between properties and lead to a partially terracing impact it is not believed that the street is character of the road is characterised by relatively small gaps at first floor level.

The proposal is not considered to adversely impact the spatial pattern or character of the street scene and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY
The side extension is modest in depth and retains around 0.75m to the boundary. The neighbouring property at No 17 sits at a slight angle to the host dwelling and whilst there are 3 windows to their side elevation due to the siting of the windows and the extension it is not considered the proposal would give rise to adverse overbearing or overshadowing. There is 1 window proposed to the western elevation serving a bathroom. This will replace an existing window and due to its siting, is not considered to result in additional adverse overlooking.

The rear extension will have a depth of 4m and extend from the boundary to the east along the rear retaining 3.5m to the western boundary. It will have a height of 3m with a flat roof. The neighbouring property (13) has an extension to the rear and the addition is not considered to result in adverse overbearing or overshadowing impacts. An extension could be constructed up to 3m under permitted development and it is not considered the additional 1m would give rise to adverse impacts upon amenity. Additional doors will overlook the garden of the host dwelling.

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

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.

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 - 1038_001
- Proposed Site Plan - 1038_101
- Proposed Floor Plan - 1038_201
- Proposed Elevations Plan - 1038_301

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.