

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

REF NO: BR/272/20/HH

LOCATION: 12 Parkway
Bognor Regis
PO21 2XR

PROPOSAL: Conversion of garage to habitable use include a single storey side extension & single storey link extension from existing dwelling to converted garage.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to convert the detached garage into habitable accommodation and increase its size whilst creating a single storey addition to link up the detached building with the host dwelling.

RELEVANT SITE HISTORY

BR/161/16/HH Garage extension & link to house

ApproveConditionally
31-08-16**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:

CONCLUSIONS

PRINCIPLE

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

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

BACKGROUND

An application for similar works was approved under BR/161/16/HH.. This application slightly reduces the size of the extension.

DESIGN AND VISUAL AMENITY

The proposal is situated to the corner of 'Parkway' and 'Cresenta Walk' and highly visible from the wider area.

The proposal will extend the existing detached garage whilst converting it for habitable accommodation. Also a single storey link to the main dwelling will be constructed.

The existing detached garage sits to the boundary at the eastern side and will be extended 4m in depth along with the existing hipped roof. Whilst this is highly visible, as it extends from an existing structure it is not considered the addition will appear unduly dominant upon the street scene.

To the side of the dwelling there will be a single storey link extension to the garage conversion. This is sympathetically designed, set back 7m from the front boundary of the property.

Materials will match the existing which helps to ensure it appears well integrated.

Due to the design and siting of the proposal, with it also being slightly reduced in size than that which has already approved, it is not considered to result in harm upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the siting of the proposal at a corner there are no neighbouring properties to the north or east, and as such the extension is not considered to appear overbearing or overshadowing upon amenity.

There will be additional windows however these provide views over the gardens of the host dwelling. The proposal is not deemed to result in harm upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

CONVERSION OF BUILDING

Whilst the conversion will result in the loss of a garage, there is plentiful on street parking and the alteration is not deemed to result in harm upon the highway.

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
 - Block Plan - D 1120/515/01 A
 - Proposed Floor Plan - D 1120/515/03
 - Proposed Floor Plan - D 1120/515/04
 - Proposed Roof Plan - D 1120/515/05
 - Proposed Elevations - D 1120/515/07
 - Proposed Elevations of garage - D 1120/515/08

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.