

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

REF NO: BR/275/20/HH

LOCATION: 53 Highcroft Crescent
Bognor Regis
PO22 8DJ

PROPOSAL: Single storey conservatory to rear

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application proposed to construct a single storey conservatory to the rear of the property.

The conservatory will sit 9.07m to the eastern boundary, 4.75m to the south and 0.21m to the north. The materials used to construct this conservatory will be similar to the host dwelling. The walls will be constructed from brickwork and the roof will be rafters of white UPVC and roof material glass. The doors and windows will be the same as the host dwelling of white UPVC.

At the south east elevation the maximum height of the conservatory will be 2.68m with a width of 2.42m. At this elevation there will be bi-folding doors with a width of 2.09m and height of 1.97m. At the north west elevation the conservatory has a height of 2.63m with a width of 2.42m. Three windows will be constructed at this elevation. The total length of the windows will be 2.34m with a width of 0.35m, however, each individual window will have a length of 0.68m

REPRESENTATIONS

No objection from Parish Council.

No representations from nearby occupiers.

CONSULTATIONS**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
SDSP2	SD SP2 Built-up Area Boundary

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 does have a neighbourhood plan however none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The conservatory will be located to the rear of the property at the south east elevation, but will also be visible at the north west elevation. The materials used to construct this will be similar to those existing at the host dwelling, for example the brickwork will be the same as to what is existing. As a result, the conservatory will be well integrated to the host dwelling and therefore keeping in character with the local area.

Due to the siting and design, it is not considered to result in an adverse appearance upon the character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the size and siting of the dwelling and conservatory, it is not deemed to result in adverse impacts upon neighbouring amenity. This is due to the separation of 9.07m at the east, although the boundary at the northern boundary is significantly smaller at 0.21m, due to the single storey this is unlikely to cause any issues to neighbouring properties.

Due to the siting and single storey nature it is not considered to give rise to adverse overlooking.

The proposal is not considered to result in harm upon neighbouring 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:
- Block plan
- Proposed plan

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 DM4 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.