

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

REF NO: BR/279/18/HH

LOCATION: Blakeney Cottage
Sylvan Way
Bognor Regis
PO21 2RSPROPOSAL: single storey rear extension.
new second floor dormer roof to provide master bedroom suite.
alterations to front elevation, including replacement garage, porch to front door,
new slate roof finish, raised roof eaves to provide enlarged first floor and rendered
and horizontal weatherboarding to front and rear elevations.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application seeks various alterations to the property. This includes the construction of a single storey rear extension and rear dormer. Alterations to the front elevation include construction of a porch, replacement garage, change of external materials and raising of the eaves to provide an enlarged first floor.
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council

Bognor Parish Council provided no objection.

7 letters of objection from 5 nearby occupiers.

- Groundwork has taken place which could affect foundations.
- All the vegetation/trees to the garden have already been removed.
- Work planned does not fit the character of existing properties.
- Materials proposed are out of tune with brick on existing properties.
- Height will dwarf neighbouring bungalow.
- Overdevelopment of the site.
- Unsympathetic change in appearance.
- Overlooking and loss of privacy
- Associated noise and disturbance is a burden to the area.

Comments noted and addressed in conclusion.

- The removal of vegetation/trees does not require consent as there are no TPO's and it is not in a Conservation Area.
- Associated disturbance as a result of the proposal is not a material planning consideration.
- After speaking with the agent the materials were altered to include more brick to the front elevation to help it better blend in with the surrounding area.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 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 considered relevant to the determination of the application.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front of the property and will be highly visible from the street scene.

Due to the scale of the changes, it is not considered subservient to the host dwelling and in conflict with DDM4 (b) however the proposal is sympathetic in appearance to the host dwelling.

The surrounding area consists of properties of various styles however of similar red brick material. Following correspondence the materials were amended from weatherboarding to render with brick detailing to the part of the front elevation of the dwelling and garage. The retention of brick improves its integration within the area. The eaves to the front of the property will also be raised however a nearby property at 'Beaumaris' has eaves to a similar height and with a variety of bungalows, houses and flats within the surrounding locality the design of the proposal is not considered out of character. The only weatherboarding proposed would be to the south roof dormer and therefore not visible from the street scene.

The proposed development is not considered to be visually obtrusive or prominent and whilst in conflict with DDM4 (b) it is not considered to adversely impact the spatial pattern or character of the area and accord with DDM4 (a) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The application proposes various alterations to the front and rear of the dwelling. The existing roof currently has a catslide however the eaves to the front of the dwelling will be raised by approximately 1.25m to allow for an increase in roof space. With the eaves increasing to the front elevation this is not considered to give rise to any overbearing or overshadowing upon neighbouring amenity.

A porch will also be constructed to the front elevation however is modest in size with a depth of approx. 1m. The existing garage will be replaced and reduced in depth along the western elevation and will increase in height by approx. 1.2m with the construction of a flat to gable roof. However it retains the distance to the neighbouring boundary at the west and due to its siting is not considered to give rise to any adverse overshadowing upon this elevation.

A dormer will be installed to the rear spanning 10m across the width of the roof. It will have a depth of 3m and a height of 2.5m. Whilst the dormer is large it is not considered to appear significantly overbearing. The dormer will install a Juliet balcony and 2 windows. Due to the siting of the proposal it is not considered any overlooking would be significant with 18m retained to the rear boundary also.

The dwelling currently has a single storey rear extension of depth around 2m. This will increase to around 5m and span 8m in width along the rear of the dwelling where it then reduces to a depth of 3m for the rest of the rear elevation. It will have a low pitch roof with a height of 3m reducing to 2.65 at the rear. Whilst this extends beyond the rear wall of both neighbouring properties, due to its modest height it is not considered that any overbearing or overshadowing impacts would be significant in which a refusal would be justified.

There will be additional windows installed to the front elevation however these will overlook the street scene.

The development is not considered to give rise to any unacceptable adverse harm upon neighbouring amenity by way of overbearing, overshadowing or overbearing.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

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/Site Plan - 261/01 Rev A
 - Proposed Elevations - 276-05 Rev B
 - Propopsed Roof Plan - 276-06
 - Proposed Plans - 276-04

Reasons: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.