

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

REF NO: BR/27/19/HH

LOCATION: 8 Mead Court
Mead Lane
Bognor Regis
PO22 8BL

PROPOSAL: Conversion of existing integral garage into living area. This application affects the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area & may affect the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to replace an existing garage door with french doors to allow for the conversion of the garage into habitable accommodation.
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RELEVANT SITE HISTORY

BR/197/07/	Ground floor lounge, kitchen & bedroom en suite extension.	ApproveConditionally 20-08-07
BR/222/02/TC	Fell 1 Sycamore tree and replace with a Birch tree further away from boundary wall within the Upper Bognor Road & Mead Lane Conservation Area.	No Objection 27-09-02
BR/215/02/	Conservatory to rear & side elevations	Withdrawn 30-09-02

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council
Bognor Town Council provided no objection.
No representation received from nearby occupiers.

CONSULTATIONS

Conservation Officer
 Directorate of Airspace Policy
 Natural England

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The French doors will have a neutral impact upon the character and appearance of the local area and can be supported. Full comments are available online.

POLICY CONTEXT

Designation applicable to site:
 Conservation Area
 PD restriction

DEVELOPMENT PLAN POLICES

[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
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
HERDM1	HER DM1 Listed Buildings

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 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary and will be permitted subject to consideration against other policies in the Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy HERDM3 seeks to preserve or enhance the character and appearance of the Conservation Area.

Policy HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, proposals should protect the setting of these buildings.

Policy 1 of the Bognor Neighbourhood Plan is concerned with extensions and alterations of Designated and Non-designated Heritage Assets and Major Developments

DESIGN AND VISUAL AMENITY

The proposal is located to the front of the property however due to the siting of the dwelling the proposal is not readily visible from the wider street scene.

The alteration of the garage door to french doors will alter the appearance of the dwelling however the French doors will be constructed of timber in a design to match the existing openings and as such is considered well integrated and sympathetic in appearance to the host dwelling.

The alteration is considered to preserve the appearance of the Conservation Area. This a result of the proposed design matching that of the existing joinery and therefore it will result in a neutral impact upon the Conservation Area and accord with HERDM3 of the Arun Local Plan.

The application site is also sited behind that of a listed building. The alteration is modest and is not considered to adversely impact the setting of the building and preserve the appearance in accordance with HERDM1 of the Arun Local Plan.

The proposal is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan and policy 1 of the Bognor Neighbourhood Plan.

RESIDENTIAL AMENITY

Due to the siting of the dwelling, the alteration is not considered to give rise to any adverse overlooking upon neighbouring amenity with any additional views over the front driveway of the property.

The alteration is modest and will not extend beyond that of the principal elevation and as a result is not considered to give rise to any adverse impacts upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

PARKING ISSUES

Whilst the conversion of the garage will lead to a loss of a parking space there is sufficient space to the front of the property for vehicles and as such the alteration is not considered to give rise to any adverse parking or highway issues.

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

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 and Block Plan
 - Proposed Plans

Reason: 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.