

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

REF NO: BR/280/21/HH

LOCATION: Berghestede House
1 Shripney Road
Bognor Regis
PO22 9LW

PROPOSAL: Replacement of existing garden room with timber framed garden room. (This application may affect the setting of a listed building).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to replace an existing garden room with a timber framed garden room.
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RELEVANT SITE HISTORY

BR/416/05/	Removal of existing and re-building of new boundary wall to match existing (Resubmission following BR/334/05)	ApproveConditionally 10-01-06
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BR/334/05/	Removal of existing and re-building of new boundary wall	Refused 09-11-05
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BR/239/91	Extension	ApproveConditionally 16-10-91
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PAA/125/21/	Replacement of existing garden room	Approve Pre App 23-11-21
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REPRESENTATIONS

Bognor Regis Town Council - No Objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Historic England - No consultation needed.

POLICY CONTEXT

Built Up Area Boundary
 Grade II Listed Building
 2km Buffer for Site of Special Scientific Interest
 WSCC Mineral Consultation Area
 CIL Charging Zone 4

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
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

[Bognor Regis Neighbourhood Plan 2015 Policy 1](#) Delivery of the Vision

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1, D DM4, HER DM1 and HER SP1 of the Arun Local Plan. Part M and additional guidance outlined in the Arun Design Guide is also considered.

Bognor Regis has a 'made' Neighbourhood Development Plan, of which Policy 1 is relevant to this application. This policy states development proposals concerned with extensions and alterations of designated heritage assets should demonstrate how proposed changes will support the delivery of relevant neighbourhood development plan objectives and the vision for Bognor Regis. Proposals must identify the significance of any affected heritage asset and assess any harm and benefit.

DESIGN AND VISUAL AMENITY

The garden room is to the side of the property, of which is a grade II listed C.17 house. Due to the property's positioning on the corner of the street, the proposal will not be visible from the wider area.

The proposal will replace a garden room. This replacement will be timber framed, and retain the same footings as the existing, measuring 3.7m deep and 11.7m wide. It will have a flat roof, similar to the existing. This differs to the pitched roof of the host, but given the simple nature of the proposals design and its location, will not be of significant harm to the appearance of the property. The dwelling is on a corner, with the principal elevation facing west. The dwelling is visible from the south and west, but given

the proposal is situated to the north elevation, it will not be visible from the street scene. As a result, the proposal will have no impact on the composition or appearance of the street, and is in keeping with character of the local area.

The proposal is an improved design on the existing garden room which was considered uncomplimentary to the appearance of the property. The new garden room appears relatively subservient to the design of the host dwelling, and is well integrated. It will use timber framing to compliment the host elevations, and incorporate brick walls to match the existing. The use of these materials will help to ensure there is minimal impact on the visual appearance of the property.

Part M of the Arun Design Guide states extensions should respond to and compliment the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form. It should take a simple and unobtrusive form which does not overpower the existing or neighbouring properties. The proposal retains the scale and location of an existing extension, but is of an improved design, and as such is not considered to have an adverse impact on the visual amenity of the property. It is in accord with Part M.

The development will not result in adverse harm to the visual amenity of the property, nor the character of the area, and is in accord with D DM1, D DM4 of the Arun Local Plan, Part M of the Design Guide, and the Neighbourhood Plan.

RESIDENTIAL AMENITY

The garden room will be single storey, with a flat roof at a height of approximately 3m. It will incorporate three sky lanterns, which will protrude slightly above this roof, at a height of around 3.5m. A distance of 12m will be retained from the northern boundary, and 6m from the west. As the extension is sat on the boundary with the neighbour to the east, there will be no separation between these two properties. As the proposal is replacing an existing of the same footprint, this is acceptable. Given the scale of the development, and its location in regards to neighbouring properties, the garden room is considered to have little harm on residential amenity and will result in little overbearing or overshadowing. This is in accord with D DM4.

As mentioned, the garden room will feature three skylights, all of which result in little harm to residential amenity. In addition, it will feature three sets of French doors, and two side lights, all to the northern elevation. These features face towards the garden, and do not significantly overlook any neighbouring properties. As such, they pose no harm to neighbouring privacy or amenity and are acceptable.

Part M of the Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal is respectful to the privacy of the neighbouring properties and exhibits no features that may negatively impact residential amenity. This is in accord with Part M.

The development accords with D DM1, D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

HERITAGE AND CONSERVATION

The property is a grade II listed building. As such, the proposed works should aim to conserve and contribute to the buildings heritage assets. Whilst the Conservation Officer was not formally consulted on this application, he did submit comments on the proposal as part of the Listed Building Consent application. These comments are considered below.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset. The property is

a C.17 building which has at some point been renovated, and is considered to be of architectural and historical significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The proposal seeks the replacement of an existing garden room, with a new timber framed garden room. This existing extension is considered uncomplimentary to the host, and therefore will not be a significant loss to the property. The replacement is an improved design retaining the same footprint. The simple nature of its design is considered to have no harm on the significance of the building.

Being to the side of the property, the proposal risks little harm to the heritage and attractive appearance of the front elevation, and will not be visible from the wider area. The materials proposed will be complimentary to the host dwelling, matching the existing where possible, and will not be harmful to the heritage asset of the property.

It is considered the proposal will not harm the significance of the heritage asset, and as a result is in accordance with HER DM1, HER SP1, and the NPPF, in that it is considered to protect and enhance the special historic and architectural character of the building.

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.

CIL DETAILS

This application is not CIL Liable.

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
 - Existing Elevations EX1
 - Existing Floor and Roof Plans PV2
 - Proposed Floor and Roof Plans PV1
 - Proposed Elevations PR1
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 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.