

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

REF NO: BR/282/20/HH

LOCATION: 34 Bassett Road  
Bognor Regis  
PO21 2JH

PROPOSAL: Removal of existing detached garage and erection of single storey side and rear extension.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above

**REPRESENTATIONS**

No objection

No representation from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None

**POLICY CONTEXT**

2km Buffer for Site of Special Scientific Interest  
Pagham Harbour Zone B  
Within the 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                                            |

[Bognor Regis Neighbourhood Plan 2015 Policy 8A](#) Design Excellence

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**CONCLUSIONS****PRINCIPLE**

The key policies considered are DDM1 and DDM4 of the Arun Local Plan. There are no policies of relevance in the Bognor Regis Neighbourhood Plan to this application.

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 locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

#### SITE HISTORY

Relevant site history noted.

#### DESIGN AND VISUAL AMENITY

The development to the side and rear is single storey with a partial pitch leading to a flat roof and does not add significant bulk to the property and is a subservient addition. It appears sympathetic in appearance with materials matching the host dwelling. The scale of the dwelling does not increase dramatically with the garage being removed to make way for the extension.

Houses in the locality have been subject to some alterations, mainly single storey extensions, garages and outbuildings, this is evident throughout the street. There is no set character to the development in the locality with varying designs of dwellings throughout Bassett Road.

The proposal is modest in size and appears subservient to the dwelling, set back from the principle elevation. It will have flat roof with a maximum height of 4.05m with an eaves height at 2.5m. Whilst the extension to the garage will alter the appearance of the dwelling it is not considered to become an obtrusive feature on the street scene due to the distance it is set back from the front boundary.

The development is not considered to adversely impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

#### NEIGHBOURING RESIDENTIAL AMENITY

The proposal removes the garage and replaces it with an extension running along the east boundary. The roof will be changed to a flat roof from a lean-to. The garage eaves height is 2.5m this means there will be an increase of 0.2m on the boundary with the structure running along the majority of the side and projecting from the rear.

To the front elevation there will be a garage door which will serve a storage room allowing the impact on the street scene to be reduced. To the side there are proposed to be bi-folding doors to allow access to the garden, which overlook the garden of the host dwelling with no views of the neighbouring property available.

The development is not considered to give rise to significantly adverse impacts on neighbouring occupiers despite the small gap and height of the extension. This includes an assessment of the 45 degree rule on the rear window of the property to the east. It is appreciated the extension protrudes to the rear and there will be some impact on the amenity from the neighbouring windows due to the height/position of the rear projection but the proposal only protrudes just past the existing rear elevation of the neighbouring property (32 Bassett Road) at a relatively low height.

The proposal as a result of the siting and design the development is not considered to result in significant overlooking, overshadowing or overbearing impacts upon neighbouring amenity.

#### **PARKING**

Whilst the proposal will remove 1 garage space. There is sufficient space to the front for the parking for 1 further car and the highway has sufficient space for any other cars to be parked.

#### **SUMMARY**

The proposed development is deemed to accord with 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 Plan, Block Plan and Proposed Floor Plan Sheet 1 of 3
- Proposed Elevations Sheet 2 of 3
- Existing Floor Plans and Elevations, Existing and Proposed Roof Plans Sheet 3 of 3

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.