

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

REF NO: BR/288/18/HH

LOCATION: 13 Somerset Gardens
Bognor Regis
PO21 2AA

PROPOSAL: Single storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes a single storey side extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

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

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. The key

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

Bognor Regis has a 'made' Neighbourhood Plan however none of the policies are relevant to the determination of the application.

The site is occupied by a semi detached two storey dwelling with a detached garage.

DESIGN AND VISUAL AMENITY

The proposal is situated to the side of the dwelling and due to its siting the development will be partly visible from the street scene.

The extension is of a modest size and appears subservient in appearance to the host dwelling with materials to match the existing property. The extension will have a flat roof with a false pitch to the front which will help it appear visually integrated with the host dwelling. It will be sited around 3.6m behind the principle elevation and as such does not appear overly dominant.

The side extension is not considered to adversely impact upon the spatial pattern or character of the area and as such accords with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will run along the north eastern elevation of the dwelling. It will have a depth of around 5.5m and will meet with the rear wall of the dwelling. The proposal is to be at a height of 3m. The width to the front will be 2.2m. This will increase to the rear where it will be 3.4m.

Due to the siting of the extension, it is in close proximity to the garage of the host dwelling however it is not considered overbearing upon the neighbouring occupiers with a minimum of 4.2m retained to the north eastern boundary.

There will be a door and window installed to the rear elevation however the extension does not project any further to the rear boundary and therefore it is not considered to give rise to any views additional to that which are already possible. 1 window will also be installed to the north east elevation however it will have views over the garage and again is not considered to give rise to any adverse overlooking upon neighbouring amenity.

The development is not considered to adversely impact neighbouring amenity by way of either overbearing, overshadowing or overbearing and accord with DDM1 and DDM4 of the Arun Local Plan.

PARKING

Whilst it appears that the siting of the extension will restrict access to the garage situated to the north east, there are no extra bedrooms proposed and with sufficient space to the front for 2-3 cars, it is not considered to give rise to adverse impacts upon parking in the area.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approve 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
- As Proposed: Location, Block, Site and Floor Plans - P19-002 12
- As Proposed- Elevations - P19-002 13A

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.