

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

REF NO: BR/289/21/HH

LOCATION: 5 Oxford Street
Bognor Regis
PO21 2PG

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a single storey rear extension.

REPRESENTATIONS

Bognor Regis Town Council - No Objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built Up Area Boundary
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
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

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 at D DM1 and D DM4 of the Arun Local Plan. Part M and general guidance set by the Arun Design Guide is additionally considered.

Bognor Regis has a 'made' Neighbourhood Development Plan, however there are no policies relevant to this application.

DESIGN AND VISUAL AMENITY

The proposal will be located to the rear of the dwelling, of which is a two storey terraced property, and as such will not be visible from the street scene.

The extension will be 0.54m deep and 1.61m wide, and extend from an existing building to provide a wet room. It will have a pitched roof which will connect to the outbuilding roof, matching the same pitch and design. This will allow for close integration and ensure minimal impact on the visual appearance of the property. Neighbouring properties in the vicinity exhibit similar style buildings, and the proposal will be in keeping with the character of the area. Being to the rear, the proposal will not be visible from the street scene and will have no impact on the composition or appearance of the street.

The proposal appears subservient to the design of the host dwelling and is well integrated. There will be minimal harm to visual amenity, as established building lines will be retained, and the materials used will match the existing.

Part M of the Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. The proposal is a small scale development, and will have no harm on the character or appearance of the property. It is in accord with Part M.

The development is not considered to have an adverse impact on visual amenity or to the character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The proposal is single storey, and will have a pitched roof which extends from the existing. This existing roof has a top height of approximately 2.95m, with the proposal measuring 1.98m at the eaves and 2.25m where it meets. There will be a distance of 0.965m retained from the north (rear) boundary, and 1.445m from the west. Given its minimal size and location, the proposal is not considered to result in any overbearing or overshadowing, or harm to neighbouring amenity, and is in accord with D DM4 of the Local Plan.

There will be a window situated to the west elevation, and a velux rooflight on the roof. These features are minimal and well placed, resulting in no overlooking of neighbouring properties. They will cause 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 and D DM4 of the Arun Local Plan, and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the relevant development plan 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 Plans
- Existing Ground Floor Plan
- Existing Elevations
- Proposed Ground Floor Plan A
- Proposed Elevations

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.