

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

REF NO: BR/28/21/HH

LOCATION: 20 Southdown Road
Bognor Regis
PO21 2JR

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Rear single storey extension measuring approximately 5.4m in width by 4.4m in depth at its widest points.

REPRESENTATIONS

Bognor Regis Town Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km Buffer Zones SSSI
Pagham Harbour Zone B

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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

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.

Bognor Regis has a made neighbourhood plan however as the site lies outside of the wider town centre area then none of the policies are of relevance to this application.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District, part M discusses extensions. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

DESIGN AND VISUAL AMENITY

A rear extension measuring approximately 5.6m wide by 4m in length is proposed, there is a small dogleg to accommodate a drain cover taking the bulk of the building away from a shared Northern boundary.

It is proposed that the materials will be a departure to those currently in use on the host dwelling, however differing styles are considered appropriate when dealing with rear extensions, it also adds to the modern styling of the proposal. The eaves will be considerably lower than the existing 2 storey house, it is seen to be well integrated with the host dwelling.

The scale of the development is thought to be appropriate for its intended use, providing additional living accommodation for a family sized dwelling.

Having regard to the Arun Design Guide the 21.5m rear garden retained after development is considered ample.

The extension will not be visible from the public realm and has no effect on the street scene.

With regards to the design and visual amenity, the proposal is not deemed to adversely impact the existing house in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

OVERBEARING, OVERSHADOWING and OVERLOOKING

The development does not encroach on the existing separation gap between the application site and the dwelling to the South providing a 2.3m gap from the edge of the extension to the boundary. A dog leg created to accommodate an external drain cover brings the bulk of the extension into the centre of the site, greatly relieving overbearing concerns on the boundary shared with the adjoining neighbour to the North. It is believed that the extension accords with the 45-degree rule on either side in agreement with the Arun design Guide.

Although it is expected that some additional overshadowing to the adjoining property to the North will be created, it is not considered that this will be excessive and appropriated giving the urban nature of the site.

New fenestration has been proposed to the Northern, Eastern and Southern elevations. To the North a high-level window is proposed, there are no concerns raised from overlooking from this. To the South two long windows have been proposed; it is noted that there are existing windows to the Southern elevation and the proposed are considered acceptable due to their increased separation distance of 1m,

when compare with the existing. All other fenestration is to face the private rear amenity space. It is therefore considered by virtue of being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 of the Arun Local Plan.

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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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;

- Elevations 02c

- Block Plan
- Floor Plans 02b

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 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.