

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

REF NO: BR/293/21/HH

LOCATION: 73 Nyewood Lane
Bognor Regis
PO21 2SD

PROPOSAL: Two storey side and rear extension, rebuilding of existing conservatory and demolition of existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to demolish an existing garage to enable the construction of a two storey side and rear extension. The existing conservatory will also be rebuilt.

REPRESENTATIONS

Bognor Regis Town Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

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 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Bognor Regis has a made Neighbourhood Plan although none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The application seeks a two storey side and rear extension. The existing dwelling is detached and has an attached garage to the southern side. The garage will be removed and replaced with an extension which will run along the side and rear of the property. Due to the siting of the property to a corner, it will be highly visible from the wider area.

The proposal will have a gable roof to the front and rear, joining with an existing rear gable roof addition. The development appears well designed, integrating well in terms of its scale and appearance. Materials used will match the host dwelling featuring pebbledash and tiles which is sympathetic to the host dwelling.

The Arun Design Guide states 'Side extensions should in most cases be set down from the existing roof ridge height by a minimum of 0.5 metres' The proposal is not set down although remains to appear well integrated. 'The building frontage should be no greater than 70% of the existing building'. 'Responds to existing building design in terms of roof pitch'. The proposal complies with this being appropriate in size and design.

There will be a lean to roof to the front of the garage which is located to the ground floor of the extension, although this extends largely in line with the principal elevation of the property. There is also a modest single storey addition to the side elevation which is appropriate in scale meeting with the boundary to the south.

The surrounding properties are varied in appearance and whilst the proposal will alter the appearance of the dwelling, it will not result in the dwelling appearing adversely out of character.

The proposed development whilst large will not give rise to harm upon the character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The side extension will have a width of 3.25m at two storey with a further 1.3m at single storey. The proposal will run along the full side elevation joining with an existing gable roof two storey to the rear. With the extension featuring a gable roof which extends from the host dwelling this therefore adds bulk to the property.

The extension will be visible from neighbour to the north at No.75. The extension will meet in line with the rear of the existing rear two storey projection and whilst the roof will be slightly higher its depth does not extend beyond the existing rear and therefore it is not considered to result in an increase in overbearing upon the windows to the rear /side of No.75.

There will be an additional window to the rear at first floor level which will serve a bathroom. Due to the separation and angle of views towards the north, it would not provide adverse overlooking towards No.75 or No.3. An additional front facing first floor window will overlook the street scene. There will be doors to the ground floor of the extension and the alteration of windows to doors to the conservatory will provide views over the garden of the property.

There is an existing conservatory which will be rebuilt. This extends slightly beyond the rear of the two storey addition however retains its existing footprint and height and its reconstruction will not result in

additional harm upon amenity.

The development proposed as a result of the siting and design will not result in adverse harm upon amenity and comply with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to comply with 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.

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
 - Ground Floor Plans -148/02 Rev A
 - First Floor Plans - 148/03 Rev A
 - Sectional View- 148/04 Rev A
 - Elevations and Block Plan - 148/01 Rev A

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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 4 **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.