

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

REF NO: BR/294/20/HH

LOCATION: 33 Marshall Avenue
Bognor Regis
PO21 2TL

PROPOSAL: Single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks a side extension measuring approximately 1.3m wide by 4.6m length, with a tiled mono-pitched roof.
----------------------------	---

REPRESENTATIONS

Bognor Regis Town Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km buffer 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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan.

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 neighbourhood plan, however none of the policies are relevant to this application.

Key Areas of concern;

-Design and Visual Amenity

-Overbearing, Over shadowing Overlooking

DESIGN and VISUAL AMENITY

This application seeks to extend to the rear, a single storey mono-pitched lean-to extension located on the Northern elevation. A modest extension is proposed, approximately 1.3m wide by 4.6m in length, constructed in materials which match the existing. The roof plane is to match and continue from the existing mono-pitched lean-to extension, however due to the slight increase in width of the proposed the eaves are to be slightly lower. Although the additional 300mm in width will be visible from the street it is considered that the extension will be subservient to the host dwelling and the street scene. Additionally, the scale and form of the proposed extension is considered to be in keeping with the existing dwelling and as such it is considered to accord with policies DDM1 and DDM4.

OVERBEARING, OVERSHADOWING and OVERLOOKING

The scale and form of the proposed extension is to mirror the existing single storey lean-to extension, albeit the proposal is to be 300mm wider. The extension will therefore encroach on the gap between no. 33 and the neighbouring property to the North, however, it is noted that there will still be a gap of approximately 1.5m from the edge of the extension to the boundary and it therefore respects the spatial layout of the street. It is also noted that the proposed extension will sit adjacent to a garage which forms part of the shared boundary with no.35, therefore it is not believed that this will cause any harm to the property to the North.

The height of the proposed eaves will be lower than the existing extension and significantly lower than those of the 2-storey dwelling and as such it is not believed that there will be any excess overshadowing.

No windows are proposed to the extension, therefore no issues with overlooking are perceived.

The proposed development is considered to be in accordance with policies D DM1, D DM4(a) and (b) 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.

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;
-02-DPA-04
-05-DPA-04A
-03-DPA-04
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 The materials and finishes of the external walls and roof of the buildings hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DDM1 and DDM4 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.