

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

REF NO: BR/295/20/HH

LOCATION: 188 Aldwick Road
Bognor Regis
PO21 5UQ

PROPOSAL: 2 storey front extension, part 2 storey part single storey side extension, single storey rear extension & conversion of roofspace to habitable use (alternative following BR/84/20/HH).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey front extension and part two storey and single storey side and rear extension and roof conversion. This amends a previous permission (BR/84/20/HH) for similar works by increasing the width of the rear single storey addition.
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RELEVANT SITE HISTORY

BR/84/20/HH	Two storey front extension, part two storey part single storey side extension, single storey rear extension and conversion of roofspace to habitable use.	ApproveConditionally 03-06-20
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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

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
NPPDG	National Design Guide

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

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

BACKGROUND

Planning permission was granted under BR/84/20/HH for a two storey front extension and part two storey and single storey side and rear extension and roof conversion.

This application seeks to amend the permission by increasing the width of the rear extension by 0.7m and due to the minor alteration this report will only assess the changes.

DESIGN AND VISUAL AMENITY

The addition proposed will increase the width of the rear extension, however this is a minor change with an increase of around 0.7m and will not alter the appearance of the dwelling from the street scene above that previously approved.

Due to the siting of the alteration, it is not considered to adversely impact upon the dwelling within the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The single storey rear extension will increase in width by approximately 0.7m. This will extend towards the north east. This however retains around 4.8m to the boundary and as such is not considered to result in additional overbearing or overshadowing.

The height and depth will remain as that previously approved and the alteration is not considered to result in harm upon amenity.

The alteration will not result in any additional windows to the rear elevation and as such views will remain the same at single storey, of the rear garden of the host dwelling.

It is not considered the alteration which is minor scale would result in additional harm upon amenity and as such accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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 and Block Plan - 1aA
 - Proposed Floor and Roof Plan - 3A
 - Proposed Elevations - 4A

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.