

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

REF NO: BR/298/18/HH

LOCATION: 3 Westloats Lane
Bognor Regis
PO21 5LGPROPOSAL: Removal of existing conservatory & erection of side & rear single storey extension
& roof alterations to form new 2nd floor with rear dormer projection.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION The application seeks to remove an existing conservatory and replace with a side and rear extension. The roof will also alter from a hipped to gable with the construction of a rear dormer.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council

Bognor Town Council provided no objection.
No representation from nearby occupiers.**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXTDesignation applicable to site:
Built up area boundary**DEVELOPMENT PLAN POLICES**

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Bognor Town Council has a 'made' Neighbourhood Plan however none of the policies are of relevance to the application.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary and will be permitted subject to consideration against other policies in the 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.

DESIGN AND VISUAL AMENITY

The proposal is sited to the front and rear of the property and is therefore visible from the street scene.

The development is subservient to the host dwelling with materials to match the host dwelling.

The surrounding area consists of properties of a mixed style and design and whilst the alteration of the roof from a hip to gable will alter the appearance of the dwelling with the street scene, the change is not considered to be harmful.

The development is not considered to adversely impact the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will construct a side and rear extension. The side extension will be situated 3.5m behind the principal elevation of the dwelling and have a width of 1.3m. This will extend to an overall depth of 8.3m and extend beyond the rear elevation of the dwelling by approximately 3m. The width will then increase to run along the full rear elevation. It will not increase in depth from that of the existing conservatory which is to be demolished. It will be constructed to a maximum height of 3m with a flat roof. The proposal will extend beyond the rear elevation of the property to the south west however due to its modest height and depth and the boundary treatment in place it is not considered any overshadowing or overbearing would be significant.

The hip to gable will retain 1.2m to the boundary at the north. The proposed dormer will have a height of 3m and a depth of 2.3m and due to its siting is not considered to appear overbearing or give rise to any overshadowing upon neighbouring amenity.

The rear windows on the proposed dormer may give rise to some views towards 2a Hatherleigh Gardens at the western elevation as there is only 8m to the rear garden however due to the siting of the dwelling and it being a bungalow property any views are not considered significant in which a refusal is justified. The dormer is also considered permitted development and therefore could be constructed without consent.

Whilst the proposal comprises a number of alterations, it is not considered to give rise to any adverse impacts upon the neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT**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
 - Proposed Ground and First Floor Plan, Location and Block Plan - Sheet 1 of 3
 - Existing Floor Plans and Elevations and Existing and Proposed Roof Plan - Sheet 3 of 3.
 - Proposed Elevations and Second Floor Plan - Sheet 2 of 3.

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