

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

REF NO: BR/29/21/HH

LOCATION: 25 Kew Gardens
Bognor Regis
PO21 5RD

PROPOSAL: Replacement single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey side extension.

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:](#)

DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
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

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.

DESIGN AND VISUAL AMENITY

The property is located to the end corner of a cul de sac and therefore views are minimal from the wider area.

The proposal seeks to construct a side extension and therefore it will be visible from the front of the dwelling.

There is currently a wooden structure to the western side however this will be removed and replaced with a structure to match in materials to that of the host dwelling.

The development appears subservient and well integrated with the host dwelling, with a pitch to the front, which reduces to a flat roof as it extends towards the rear.

Around 4.9m is retained to the front boundary and the addition sits just behind the principal elevation and does not appear unduly dominant.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Section M refers to householder extensions. The scale, massing and positioning of extensions should be visually subservient to the existing property. It is considered the proposal complies with the Design Guide as the development appears in modest in scale to the host dwelling.

The proposal due to its siting and size is deemed to comply with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a width of around 5.2m and a depth of 7m, running along the side of the dwelling at an angle to the boundary, narrowing to the rear. It will feature a pitch to the front with a height of 3.5m. This will reduce to a flat roof as it extends along the side with a height of around 2.8m.

There are no properties to the rear or western side and as such it is not considered to appear overbearing or overshadowing upon amenity.

There will be doors to the front and rear which will provide views over the street scene and rear garden. As such it is not considered to result in views additional to that which can already be achieved.

Due to the modest size and with neighbours to the side of the property, the addition is not considered to result in harm upon amenity by way of overbearing or overshadowing or overlooking and accord 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 - Rev A
- Proposed Elevations - Rev A
- Proposed Floor Plan - 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 **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.