

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

REF NO: BR/30/25/HH

LOCATION: 178 Aldwick Road
Bognor Regis
PO21 2YQ

PROPOSAL: Single storey side and rear extension, replacement porch extension and loft conversion including rear dormer and rooflights.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bognor Regis Town Council - No objection.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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)

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 proposal is for a series of extensions and alterations to a dwelling within the built-up area and the principle is, therefore, acceptable.

CHARACTER & DESIGN

The site is currently features a two storey, detached, brick-built dwelling with white UPVC fenestrations, clay tiles, and a gable ended roof. The site is located within a low-density residential estate with a variety of two-storey detached dwellings. Both the existing and the proposed designs would conform to the established character of the area.

All proposed components are to feature matching materials with the exception of grey UPVC doors which remains acceptable.

The proposed single storey side extension would sit in front of an existing single storey side garage and would not exceed the front elevation or the extent of the existing side garage. It would remain low in height relative to the main dwelling and would read as both an integrated and subservient extension.

The proposed replacement porch is of a comparable scale to the existing but features a dual pitch canopy roof. It remains subservient and integrated to the host dwelling and is a minor alteration.

The proposed single storey rear extension would occupy the footprint of the existing rear conservatory and extend across the rear elevation to meet the existing side garage and study extension. It is a large but modest overall extension that would infill a space between two existing built components. Whilst relatively large in footprint, the extension remains low in height and a clear, subservient addition to the building. It also maintains some element of integration with the host dwelling despite its size by virtue of its material and ultimately, remains to the rear where the lack of complete integration would have no harms to the visual amenity of the area and is acceptable.

The proposed loft conversion is acceptable and would not likely require planning permission. It involves the provision of a relatively minor rear dormer and multiple rooflights to the front and rear elevations, all of which remain subservient and integrated to the host dwelling.

The proposal is in accordance with policies D DM1 & D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

Due to the limited scale of the extensions and their spatial relationships with neighbouring properties, the proposal would have no unacceptable overbearing or overshadowing impacts on neighbouring properties.

The proposed does involve the provision of 3 No. rear-facing openings within the roof slope at a significant elevation, these being 2 No. rooflights and a rear dormer window. There is another rooflight to the roof of the dormer, but given the elevation and angle, this is of no overlooking concern. The rear dormer window would serve the stairwell into the upper level, and the south-easternmost rooflight would serve an en-suite and therefore, is likely to be obscure glazed. The north-westernmost rooflight would serve a bedroom, but ultimately, given the approx. 22m separation from the rear boundary and existence of first-floor rear openings at present, none of these openings would produce unacceptably overlooking impacts on neighbouring properties to the rear of, or adjacent to, the site. Additionally, rear dormers and rooflights such as this do not typically require planning permission.

The proposal would not give rise to any unacceptable adverse impacts on neighbouring properties and is in compliance with policies D DM1 & D DM4 of the Arun Local Plan.

SUMMARY

The proposal is in accordance with relevant Development Plan policies and as such, it 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 & Site Plan (Dated: 22/10/2024).
- Proposed Plans (Accepted: 25/02/2025).
- Proposed Elevations (Accepted: 25/02/2025).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 & D DM4.

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.