

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

REF NO: BR/313/19/HH

LOCATION: 15 Whitfield Close
Bognor Regis
PO22 8DY

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey rear extension
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

No response from Parish Council

An Objection - I have just become aware of a proposed development at number 15 Whitfield close . As I a join the property and will be affected , I thought that I would have been informed of this . I will obtain the plans for the extension and will subject my comments . So at present because of your failure to notify me I will have to object.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up Area Boundary

DEVELOPMENT PLAN POLICIES[Arun Local Plan 2011 - 2031:](#)

SDSP2	SD SP2 Built-up Area Boundary
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 that relate to this development are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 of the Bognor Regis Neighbourhood 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.

The site is occupied by a single storey semi-detached house, with houses similar style around it.

DESIGN AND VISUAL AMENITY

The proposed rear extension has a depth of 4m, a width of 4 metres and a height of around 2.8m. It will run adjacent to the East boundary with a flat felt roof. The development is acceptable, in terms of design and visual amenity and accords D DM1 of the Arun Local Plan.

The proposed development is not visible from the street scene and therefore, does not give rise to any unacceptable adverse impact on the character of the locality or the established pattern of the development. It will be built using similar materials to the existing dwelling and will be subservient to the host dwelling.

NEIGHBOURING RESIDENTIAL

The proposed development cannot be seen from the street scene and therefore is not deemed to give rise to any unacceptable adverse impact on the street scene. The Council uses a 45 degree rule to assess serious effects on neighbouring properties daylight, sunlight and overbearing impacts caused. The proposed single storey rear extension intersects a 45 degree line drawn from the centre of the neighbours ground in the rear elevation closest to their shared boundary. But the height is only slightly larger than what can be done under permitted development. It is not considered to have a demonstrably adverse impact on the neighbouring Residential Amenity.

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

- PLAN, BLOCK PLAN, LOCATION PLAN AND ELEVATIONS 1 OF 2

- PROPOSED ROOF PLAN SHEET 2 OF 2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 D DM4 and DSP1 of the Arun Local Plan.

- 3 The materials and finishes of the external walls (and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 D DM4 D DSP1 of the Arun Local Plan.