

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

REF NO: BR/319/19/HH

LOCATION: 7 Marshall Avenue
Bognor Regis
PO21 2TH

PROPOSAL: Demolition of attached garage and erection of single storey side and rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to remove the existing attached garage and replace with a single storey side extension.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council

No objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are DDM1 and DDM4 of the Arun Local Plan. Bognor has a made neighbourhood Plan however none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The development is situated to the north eastern side of the dwelling and is highly visible. The extension appears subservient and due to the design is sympathetic in appearance to that of the host dwelling. The extension which will have a lean to roof. This will be constructed in appearance to match that of the front gable which consists of mock Tudor panelling style appearance.

The extension will sit behind the principal elevation and is not considered to appear unduly dominant with 7.5m retained to the front boundary. The surrounding properties are varied in style and appearance and the alteration is not considered to result in the dwelling appearing out of character with the area.

Due to the siting and design of the proposal, it 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 extension will have a depth of 11.3m running along the full side elevation and approximately 4.3m beyond the rear.

It will have a width of 3.15m which is slightly smaller than existing. It will have a height of 2.5m to the eaves with a lean to height of 4.75m. This leans away from the neighbouring property and is not considered overbearing with a similar lean to located at the neighbouring property. The height will then reduce to 4m at the rear forming a gable end.

Whilst the proposal extends beyond that of the property to the east due to the siting of the property at No.10 it is not considered to result in adverse overbearing impacts. There are no windows to the side elevation however there will be 2 small velux although due to their height above finished floor level will not give rise to adverse overlooking. The neighbouring property has 2 ground floor windows to the side elevation fronting the host dwelling however again due to the siting and size of the development it is not considered to result in adverse harm.

There will be an additional door to the southern and western elevation of the extension however at single storey this will overlook the garden of the host dwelling with 17m retained to the rear.

The development proposed due to its modest size and siting, is not considered to result in harm upon 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 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
 - Existing Elevations and Floor Plan, Proposed Roof Plan - Sheet 3 of 3.
 - Proposed Elevations - Sheet 2 of 3.
 - Location and Block Plan, Proposed Floor Plan - Sheet 1 of 3.

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.