

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

REF NO: BR/323/18/HH

LOCATION: 4 Parklands Avenue
Bognor Regis
PO21 2BA

PROPOSAL: Two storey side extension and internal alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey extension to the side of the dwelling.

RELEVANT SITE HISTORY

BR/102/01/ Open staircase to revert back from 2 flats to the original 4 bedroom detached house ApproveConditionally
25-05-01

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council
Bognor Town Council had no objection to the application.
No representation from nearby occupiers.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

Natural England - had no comment to make on the application.

POLICY CONTEXT

Designation 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)

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 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 DDM1 and DDM4 of the Arun Local Plan.

Bognor Regis has a 'made' Neighbourhood Plan however none of the policies are considered relevant to this application.

DESIGN AND VISUAL AMENITY

The proposed extension is situated to the side of the dwelling and as such is highly visible from the street scene. The proposed extension is positioned slightly behind the principal elevation of the dwelling as to not appear overly dominant and retains 11m to the front boundary.

The proposed extension is considered well integrated with the total height around 1.3m below that of the host dwelling. The surrounding properties are of a mixed style and design and therefore the addition is not considered to result in the property appearing out of character with the area. The proposed extension is not considered to result in any adverse impacts upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed two storey development will extend from the eastern elevation at a depth of 3.1m along the full side elevation. It will have a catslide roof and therefore will have a height of 2.3m to the front elevation of the dwelling which will increase to a maximum 6.1. To the rear the height will then reduce to single storey at 3.3m.

The extension will be sited close to the boundary with only 0.3m retained to the eastern elevation. Whilst this is close to neighbouring property due to the varied height of the proposal and with it retaining its separation to the front and rear of the property it is not considered to appear adversely overbearing upon these elevations.

The neighbouring property to the east has 2 windows to its side elevation, 1 to the ground floor and 1 to the first floor. The proposed extension is therefore considered to give rise to some overshadowing however this is not considered significant due to the windows being secondary in nature and with the design of the roof and it reducing to single storey height at the rear.

The proposal will install 1 additional window at first floor level and a velux to the front however this will be above finished floor level. There is 6m retained to the rear boundary and with a public footpath sited behind this the extension is not considered to provide any adverse views in addition to that which are already possible and as such does not result in any significant overlooking impacts upon neighbouring amenity to the rear or side elevation. The existing window to the side elevation will be retained.

Whilst the extension is close to the boundary due to its design and height the extension is not considered to give rise to adverse overlooking, overbearing or overshadowing 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
 - Location and Block Plan - 274/01
 - Proposed Elevations - 274/06F
 - Proposed Plans = 274/05
 - Roof Plan - 274/04

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.