

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

REF NO: BR/331/18/HH

LOCATION: 1 Waverley Road
Bognor Regis
PO21 5NB

PROPOSAL: Dormer projection to existing first floor.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a dormer to the north east elevation of the dwelling.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council
Bognor Town Council provided no response to the application.
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

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. The key policies considered re DDM1 and DDM4 of the Arun Local Plan.

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

The site is occupied by a chalet bungalow.

DESIGN AND VISUAL AMENITY

The proposal is highly visible from the street scene and situated to the north east elevation.

The surrounding area consists of a variety of styles and designs and with similar forms of development nearby specifically a dormer at No.2, the proposal is not considered out of keeping with the area. The dormer appears well integrated with the host dwelling with materials to match existing.

The proposal 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 dormer spans 4.35m across the width of the roof. It will have a height of 1.25m and a depth of 1.75m. The dormer is sited round 0.6m below that of the ridge height of the host dwelling and whilst it is relatively large due to its siting and with sufficient distance retained to the boundary it is not considered to appear overbearing or overshadowing.

The proposed dormer would have 3 windows to the north east serving a landing and bedrooms. This directly faces the neighbouring property at No.3 and whilst it may give rise to some overlooking towards this property at single storey there are no first floor windows to the side elevation and as a result it is not considered overlooking would be significant. Due to the siting of the dwelling it is not considered the proposal would give rise to any adverse impacts upon neighbouring amenity to the rear.

The proposal is not considered to harm 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 considered to comply with 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
 - Proposed and Existing Ground Floor Plan, Location and Block Plan - Sheet 1 of 3
 - Existing First Floor Plan and Existing and Proposed Roof Plan - Sheet 3 of 3
 - Proposed First Floor Plan and Elevations - Sheet 2 of 3

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.