

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

REF NO: BR/349/19/HH

LOCATION: 27 Westway
Bognor Regis
PO22 8DA

PROPOSAL: Single storey front/side extension to replace existing garage and utility area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a front and 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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Bognor Regis has a

Neighbourhood Plan however none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The extension is situated to the front elevation and will replace an existing garage and conservatory which will run along the full side elevation and extend across the front of the dwelling to incorporate a porch area.

The proposal does not extend beyond the principal elevation of the dwelling and appears subservient to the host dwelling. The extension will have a hipped roof to a height of 3.6m and is considered to appear well integrated with the host dwelling with materials matching existing.

The surrounding properties are mixed in style and design and the proposal is not considered to result in the dwelling appearing out of character in the area.

The proposal is not considered to adversely the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will run along the full western side of the property and will have a width of approximately 2.75m. This is slightly increased from the existing garage and conservatory by around 0.15m. Whilst it is marginally larger it still retains 0.8m to the boundary and with no side windows at the neighbouring property at No.25, it is not considered to appear overbearing or overshadowing. The extension will also extend along the front of the dwelling where it will create a porch with a width of 2.4m. The extension will have a height of 3.6m with 2.45m to the eaves.

There will be an additional window the front elevation, with views over the street scene.

Due to the siting and size of the extension, the development is not considered to give rise to harm upon amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

PARKING

Whilst the proposal will result in the loss of a garage, there is sufficient parking retained to the front of property for the parking of 1.No car and on street parking available. The proposal is not considered to result in adverse parking or highway issues.

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
- Proposed Plans - 307/03
- Location/Block Plan - 307/01

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.