

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

REF NO: BR/357/19/HH

LOCATION: 5 Mons Avenue
Bognor Regis
PO21 5JL

PROPOSAL: Proposed rear extension and loft conversion.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct an extension and a dormer to the rear to provide habitable accommodation.
----------------------------	--

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 D DM1 and D DM4 of the Arun Local Plan. Bognor has a Neighbourhood Plan however none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The extension and dormer will be situated to the rear of the property and is not likely to be visible from the wider area. To allow for the dormer, the roof will alter from hip to gable and therefore this element will be visible from the street scene.

The surrounding properties are similar in appearance with pairs of semi-detached dwellings, however the roof alteration is not considered to result in the property appearing significantly out of character in the area. A hip to gable can also be constructed under permitted development.

The extension to the rear and dormer is considered to appear subservient to the host dwelling and well integrated.

Due to the siting, it is not considered to result in an adverse visual impact upon the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a depth of 5m and a height of 2.7m to the eaves and 3m maximum with roof lantern. This will run along the full rear of property retaining approximately 0.3m to the western boundary and 1.7m to the east.

Whilst this does extend beyond neighbouring rear elevations and is likely to intersect a 45 degree line drawn from the centre of the ground floor window closest to the boundary at No.6, an extension could be constructed up 6m under extended permitted development rights and with no representation received, the development is considered acceptable.

The height is also modest and with boundary treatment in place, is not considered to result in adverse overbearing or overshadowing.

The dormer will have a depth of 2.4m and a height of 2m and run along the full roof slope. There will be 2 additional windows serving bedrooms. Whilst this would give rise to view over the neighbouring gardens, it would provide direct overlooking into neighbouring windows. The dormer is also likely to fall under permitted development.

The proposed development is not considered to result in harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 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 - Dec 2019
 - Proposed Plans - Dec 2019

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.