

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

REF NO: BR/35/22/HH

LOCATION: 20 Pevensey Road
Bognor Regis
PO21 5NS

PROPOSAL: Single storey side/rear extension for use as a annexe.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks a single storey side/rear extension which will be used as an annexe.

REPRESENTATIONS

Bognor Regis Town Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

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

DESIGN AND VISUAL AMENITY

The extension is to the rear and will be partially visible from the side elevation due to the siting of the property which is located to a corner with Frith Road to the north side and Pevensy Road to the front.

There is an existing outbuilding that will be removed and replaced with a single storey extension which joins with the host dwelling and will form an attached annexe.

The development will run along the full rear and wrap around the side of the property retaining approximately 8.2m to the principle elevation. Around 5.2m is retained to the western side boundary which consist of fencing and hedging.

The proposal does add bulk to the rear of the property although being single storey and with sufficient garden space retained, the scale is considered acceptable. It will have a flat roof and appears subservient to the host dwelling.

The Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form'. Side extensions should in most cases be set back from the front of the house in order to play a subservient role to the original building: 1-1.5 metres for the ground floor'. 'A building frontage no greater than 70% of the existing building'. The proposal complies with the guidance.

The proposal due to the size and its location, being partially restricted from view, it will not result in adverse harm upon the character or the appearance of the area in accordance with D DM1 and D DM4 of the Arun Local Plan and Design Guide.

RESIDENTIAL AMENITY

The extension will essentially wrap around the dwelling from the side and extend along the full rear, with a depth of around 4.2m. This does extend some distance along the boundary to the south east and therefore will give rise to slight overbearing at No.18. The proposal will intersect a 45 degree angle when drawn from the centre of the closest window to the boundary. This is not significant in which a refusal is justified. An extension could be constructed up to this depth with prior approval with no objections from the neighbours and with no representation received, the development is considered acceptable. The existing outbuilding if located closer to the boundary would have a similar impact.

The structure will have a height of 2.8m and retain around 1m to the rear boundary. This is slightly reduced in height than the existing outbuilding.

With the road to the west, the proposal will no result in harm upon this elevation.

To the rear, there are two ground floor windows to the side of No.2 although sufficient separation to the boundary and with the a modest height, the proposal will not result in harm additional that that which is already achieved from the existing outbuilding.

The use of the extension is shown as an attached annexe and it will be conditioned that the use remains ancillary to that of the host dwelling.

The proposed development will not give rise to adverse harm upon amenity by way of overlooking, overshadowing or overbearing and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development complies with relevant development plan 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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
- Proposed Plans - Feb 2022

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 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 20 Pevensey Road as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 **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.