

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

REF NO: BR/39/25/HH

LOCATION: 34 Crescenta Walk
Bognor Regis
PO21 2XS

PROPOSAL: Demolition of detached single garage. Rear and side single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bognor Regis Town Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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)

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

DESIGN AND VISUAL AMENITY

The site is a two storey detached dwelling. This application proposes a side and rear wraparound extension. The side extension element would have a splayed north eastern flank elevation, with a width of 3m to the front, widening to 5.3m at the rear. The extension would project 2.5m beyond the existing rear elevation of the property with a crown roof. The addition would obscure the elevations of the original dwelling on two sides, however, it would be a single storey addition and it would remain visually subservient to the host dwelling when viewed from the front, in accordance with policy D DM4 of the Arun Local Plan. An additional door is to be inserted into the existing south west elevation. This is acceptable in accordance with policy D DM1 of the Arun Local Plan.

The proposed materials are face brick and painted render to match the existing. The pitch sections of the roof would be artificial slate, which is not currently present on the dwelling. However, there are examples of this material elsewhere on the street and its inclusion would not be unduly harmful.

The proposal would not result in adverse impacts on the character of the property or the surrounding area and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The property has neighbours on either side and to the rear. The proposed extension would be single storey and the host dwelling would retain a rear garden depth of 8.9m. The extension would not adversely impact the neighbour to the rear. The side extension element would extend out to the north east and would leave a separation distance of 1m to the boundary. The maximum height of the extension would measure 3.3m, and this would not result in overbearing or overshadowing effects to the neighbour to the north east. The rear extension element does not extend beyond the rear elevation of either neighbour at the rear and therefore, this element would not result in overbearing or overshadowing effects to neighbouring properties.

The extension would feature high level windows to the front and side elevations and two sets of patio doors to the rear. The windows would be sited at ground floor level and would not result in any overlooking to neighbouring properties.

The proposed development is in accordance with policies D DM1 and D DM4 of the Arun Local Plan in that it does not result in unacceptable adverse overshadowing, overlooking or overbearing effects on neighbouring properties.

SUMMARY

The proposed development is in accordance with relevant Development Plan policies and as such is recommended for approval subject to conditions.

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

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 not CIL liable.

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:

- Site Plans
- Proposed Ground Floor Plans
- Proposed Elevations

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 3 The materials and finishes of the external walls of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.