

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

REF NO: BR/48/20/HH

LOCATION: 12 Cavendish Road
Bognor Regis
PO21 2JW

PROPOSAL: Two storey and single storey rear chalet extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey rear chalet extension at a depth of 6m which will then reduce to single storey for a further 2.5m.
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RELEVANT SITE HISTORY

PAA/17/15/	A rear extension of 2 storeys off the current dwelling following the existing walls and roof apex. A proposal of a car port. (garage erected in front of property).	Refuse Pre App 18-03-15
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

NO COMMENT Due the outbreak of the Coronavirus (Covid 19), the Town Council s Planning and Licensing Committee are not meeting for the foreseeable future. For this reason, Bognor Regis Town Council submit NO COMMENT in response to this planning application at this time.

3 letters of objection from 2 nearby occupiers:-

- Significant negative visual impact.
- Marked loss of privacy.
- Development is out of scale
- Unneighbourly approach.
- Overlooking, overshadowing and loss of privacy.
- Out of keeping with the surrounding houses.

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

DESIGN AND VISUAL AMENITY

The development will be situated to the rear and is unlikely to be visible from the street scene.

The development appears subservient and whilst it adds bulk to the rear of the dwelling, it appears well integrated with the proposal extending from the existing roof line. Materials will match that of the existing again ensuring its integration.

The properties are mixed in appearance, with the host dwelling a detached chalet bungalow and two storey dwellings either side , although with limited viewpoints, it is not considered to appear out of character in the street scene.

Due to its siting at the rear of the property the proposal is not deemed to adversely impact the appearance of the street scene and accord with D DM1 and D DM4 of the Arun Local Pan

RESIDENTIAL AMENITY

The extension will have a total depth of 8.5m. This will form 6m at two storey which will have a maximum height of 6m meeting with the existing ridge and eaves height of the host dwelling. The height will then reduce to single storey with height of 2.85m with a further depth of around 2.5m.

The extension extends beyond the rear to the eastern side at No.10,however the majority of this will be at single storey with around 1.75m at two storey and 2.5m at single storey. There is a set of doors to the rear ground floor neighbouring property which the extension may intersect when a 45 degree angle is drawn from the centre. However this would intersect the single storey element and with 1.15m separation and sufficient boundary fencing, the addition is not deemed to result in an adverse impact.

To the western side, the extension does extend around 6.5m beyond the rear of No.14 with 4m at two storey. Whilst this is likely to give rise to an overbearing impact as a result of the depth, there is approximately 1.95m retained to the boundary and with the height reducing to single storey, it is not

considered impacts are significant in which a refusal is justified.

Due to its siting at the north, its not considered to result in adverse overshadowing.

There will be additional windows to the ground floor although due to their siting, views will be impeded by boundary fencing. There will be 1 additional velux to the western elevation however due to its height above finished floor level is not considered to result in adverse overlooking.

The proposal is not considered to result in adverse overbearing, overshadowing or overlooking in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development policies and as such is in accordance with D DM1 and D DM4 of the Arun Local Plan.

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 First Floor and Elevations - 2a of 3
- Proposed Ground Floor and Block Plan - 1a of 3
- Existing Plans and Proposed Roof Plan - 3a of 3

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.