

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

REF NO: BR/4/21/HH

LOCATION: Courtney Lodge
Sylvan Way
Bognor Regis
PO21 2RS

PROPOSAL: Rear/side single storey extension and alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a rear/side single storey extension at Courtney Lodge.

The materials used to construct this extension will be similar to the host dwelling. For example the walls will be made from face brickwork with decorative quoins, the roof of the extension will be made from patent glazing system behind the parapet wall. The windows and doors of the extension will both be constructed from wooden framed double glazing materials.

The northern boundary of this proposal will be 5.71m, at the southern boundary this will be 0.76m. The extension will sit at the western boundary. At the rear elevation the proposal will have a height of 3.38m and length of 1.71m. Doors will be constructed at this elevation measuring 2.04m in height with a length of 1.12m. At the front elevation the extension has a height of 3.36m and length of 1.43. The side elevation will have a height of 3.53m and length of 5.78.

REPRESENTATIONS

No objection from Parish Council.

No representations from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

Tree preservation order.

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

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS**PRINCIPLE**

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

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Bognor Regis does have a neighbourhood plan however none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

Due to the siting of the proposed extension at the rear and side, it is not considered to result in any significant impact upon the character, or spatial pattern of the locality. This is because there are few available views of the proposal from the street scene. Due to the single storey nature of the proposal, it will not be visible at the front of the property at Sylvan Way. At the rear elevation of the property it backs onto Elfin Grove which again there are limited properties which will be affected by the view of the extension at the rear. This is also shown by the boundary of 5.71m at the north.

The proposed development is considered to represent a subservient, and well integrated addition to the host dwelling. This is predominantly due to its design, and it having a maximum height of 3.53m which is 5.11m below maximum roof height of the host dwelling.

The proposed development is considered to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significant impact upon the residential amenities of neighbouring dwellings, by way of overshadowing or overbearing impact. This is due to the siting of the proposed development, and its scale. With regard to loss of privacy to occupiers of neighbouring dwellings, the proposal is not deemed to give rise to any overlooking impact on occupiers of said dwellings. However, it is noted that at the western boundary, the proposal is located on the boundary. But, due to the single storey nature of this small nature development and no windows and doors at this elevation, it will not result in any harm.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following 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

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
 - Proposed elevations A
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.