

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

REF NO: BR/53/25/HH

LOCATION: 5 Russell Terrace
Glencathara Road
Bognor Regis
PO21 2SE

PROPOSAL: Conversion of garage to habitable use and alterations to fenestration with front balcony.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bognor Regis Town Council - No objection.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high groundwater levels.

Pagham Harbour Zone B.

DEVELOPMENT PLAN POLICIESArun 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 terraced dwelling on Glencathara Road. The application seeks planning permission for the conversion of garage to habitable use and alterations to fenestration with front balcony. The proposed

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front bay window and balcony would be visible from the street scene.

The existing garage is located to the northern aspect of the front (east) elevation of the main dwelling. The garage is integral to the original property and is visible from the street scene. The proposed conversion of the garage into habitable space would include the insertion of a bay window measuring 0.6m in depth by 2.2m in width to the front elevation. The garage door to the front elevation is to be replaced by a bay window. It is noted that the addition of a bay window will be a new feature within this block of terraced house and will alter the character of the row of houses, however given that the proposed works are a minor alteration to the front elevation of the property and materials would match the existing, on balance it is acceptable as a whole.

The proposed first floor balcony to the front elevation would not exceed the depth of the proposed bay window at ground floor level. The proposed front balcony would be enclosed by balustrading. The scale and siting of the balcony would not detract from the character and appearance of the host dwelling. The proposed front extension would not extend the full width of the dwelling and would not extend beyond the front elevation to an unacceptable degree in accordance with Section M of the Arun Design Guide.

The proposed alterations to the rear would include the construction of a two storey bay window feature, replacing the existing Juliet balcony at first floor level. The bay window would have a depth of 0.8m and measures 2.48m in width. Bay windows are also not a common feature within these row houses and the majority of the dwellings feature Juliette balconies. However, given the limited visibility of the bay window from the street scene and that the materials would match existing it is acceptable.

Overall, on balance, the proposed development is in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed garage conversion would result in the replacement of the garage door with a bay window to the front elevation of the host dwelling. The proposal would alter the massing of the host dwelling, however given the limited depth of the bay window, the proposal would not result in any overshadowing or overbearing impacts to neighbouring properties.

In terms of overlooking, the proposed bay window at ground floor level within the front elevation, replacing the garage door, would have an outlook of the front amenity space serving the host dwelling, and would not result in overlooking.

The proposed front balcony, would allow for the gathering of individuals to the front of the dwelling. This first-floor balcony would allow for views over the driveway and street, but also provide toward the side of the neighbour dwelling. The views from the balcony would be limited given the minimal depth (0.6m) of the proposed balcony.

The proposed rear bay window would feature windows along the rear (west) and side (north and south) elevations. The bay window would have a depth of 0.8m, and would not result in any overbearing or overshadowing impacts to neighbouring properties. Given that the dwelling is part of row houses, the first floor side windows of the rear bay window will be conditioned to be obscured glazed and non-openable below 1.7m above the internal first floor level, to ensure there is no loss of privacy to the immediate neighbouring dwellings.

The proposed development is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

PARKING

The development would result in the loss of the existing integral garage. The Arun Parking Standards

outline that a garage should measure a width of 3m and a depth of 6m to accommodate a vehicle. The existing garage has a width of 2.7m and a depth of 5.6m and as such, is not of an adequate width or depth to accommodate a vehicle, as set out within the Arun Parking Standards. The single existing parking space to the application site frontage would be retained and as such, the proposed development would not alter the existing parking provision within the application site. Therefore, the proposal is acceptable in this regard.

SUMMARY

The proposal is in accordance with relevant Development Plan policies. As such, the proposal 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 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:

Location Plan.
Proposed Ground Floor Plan 0004.
Proposed First Floor Plan 0005.
Proposed Second Floor Plan 0006.
Proposed Front Elevation 0008.
Proposed Side Elevation to Front 0009.
Proposed Rear Elevation 0011.
Proposed Side Elevation to Rear 0012.

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 front and rear bay windows 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 policy D DM1.

4 The windows on the side (north and south) elevations of the rear bay window shall at all times be glazed with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard and be non-openable below 1.7m above finished floor level. This arrangement shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of the adjoining properties in accordance with Arun Local Plan policy D DM1.

5 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).

6 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.