

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

REF NO: BR/57/19/HH

LOCATION: 9 Ellasdale Road
Bognor Regis
PO21 2SG

PROPOSAL: Dismantle existing front boundary brick wall and erect a new 180 cm brick front wall.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to remove the existing 1.05m brick wall and to replace with a wall to a height a 1.7m and a pillar to a height of 1.8m.

RELEVANT SITE HISTORY

BR/162/08/	White PVCu free standing conservatory to rear	ApproveConditionally 25-07-08
BR/345/89	Two storey rear pitched roof extension and attic conversion	ApproveConditionally 21-08-89

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council
Bognor Parish Council provided no objection.
2 letter of support from nearby occupiers

- It will help rejuvenate the road.
- Fits the street scene and sympathetic in design.
- Properties front facade will be enhanced.
- It will give them more privacy and security.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

Natural England - Had no comment to make on the application.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

DEVELOPMENT PLAN POLICES

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

DDM1	D DM1 Aspects of form and design quality
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 proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Bognor has a 'made' Neighbourhood Plan however none of the policies are considered relevant to the determination of this application.

The site has an existing brick wall which runs along the front boundary of the property at a height of approximately 1.05m

DESIGN AND VISUAL AMENITY

The proposal seeks to demolish the existing wall and replace with a brick wall of 1.7m in height with 1 pillar to a height of 1.8m.

Many of the property frontages have walls to the front elevation. The wall adjacent to the property is of a similar height as proposed however the surrounding area consists of boundary treatment of approximately 1m in height and hedging.

The wall will run along the front boundary for 6.5m with the remainder of the boundary open to allow for vehicle access.

Whilst the wall is higher than the boundary treatment of most of the neighbouring properties , it is not considered to be so large that it appears unduly dominant and out of character with the surrounding area. As a result it is not considered to significantly alter the appearance of the street scene and as such the proposal is in accordance with DDM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the siting of the wall, it is not considered to give rise to any adverse impacts upon the neighbouring amenity by way of overshadowing or overbearing and accord with DDM1 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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.

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
 - Block Plan
 - Wall Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.