

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

REF NO: BR/59/22/HH

LOCATION: 38 Nyewood Lane
Bognor Regis
PO21 2SJ

PROPOSAL: Erection of single storey side extension following demolition of existing single storey side extension and detached garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks a single storey side extension following removal of existing extensions and a garage on site.

RELEVANT SITE HISTORY

PAA/136/21/	Demolish existing single storey side extension and part of garage. New single storey side extension/annexe with pitched roof.	Approve Pre App 06-01-22
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REPRESENTATIONS

Bognor Town Council provided no objection.

No representation received from nearby occupiers.

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
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY GUIDANCE:**CONCLUSIONS****PRINCIPLE**

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

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

DESIGN AND VISUAL AMENITY

The dwelling is to a corner with the principle elevation fronting Wood Street and the side elevation fronting Nyewood Lane. The dwelling features a two storey side extension followed by a single storey side extension running along the eastern boundary. There is a detached flat roof garage along the same boundary.

The proposal seeks to remove the single storey addition and garage situated to the eastern boundary and to construct a single storey extension which will run along the full eastern boundary. The addition is considered a slight overdevelopment of the site, although it largely replaces existing built form. The extension will have a flat roof.

There will be some views from the west however these will be partly restricted as there is a pitched roof garage sited in front of the proposal serving No.34. 3m is retained to the highway boundary although with a boundary wall running alongside, it will not appear unduly dominant upon the street scene with views largely restricted.

The Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.. As the development largely replaces existing it does respond to the existing character.

Due to the siting of the structure which largely replaces existing development and is partially restricted from view, it will not result in harm upon the character and the appearance of the area in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The extension will run along the eastern boundary and largely replaces existing built development on site.

The width of the development will increase by 1.5m than compared to existing. This extends towards the highway and will not result in harm upon this elevation.

To the northern side, sits the rear garden of No. 43 Wood Street. Whilst development already runs along part of the boundary, the proposal will result in the development running along the full boundary, with an additional 3m being infilled. The height will also slightly increase to 2.8m although the extension will have a flat roof.

This does result in some overbearing as it runs along the full boundary and intersects a 45 degree angle when drawn from the closest window to the rear of No.43. However this is not deemed significant with the impact not additional to that which exist with the existing structures also intersecting.

The development will have windows and a door which face west towards the site and street scene and it will not give rise to adverse overlooking.

The proposed does not result in adverse harm upon amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development complies with relevant development plan 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 and Block Plan - 04
- Floor Plan - 01
- Proposed Elevations - 03

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.