

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

REF NO: BR/5/19/HH

LOCATION: 33 Elmwood Avenue
Bognor Regis
PO22 8DD

PROPOSAL: Two storey rear extension, single storey side extension & front porch extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey extension to the rear of the dwelling. A single storey side and rear extension and a porch to the front elevation.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council
Bognor Town Council provided no objection.
No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

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
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

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 Town Council does have a 'made' Neighbourhood Plan however none of the policies are considered relevant to this application.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front and rear of the dwelling and is therefore visible from the street scene.

A porch will be constructed to the southern elevation and whilst this is in front of the principal elevation of the host dwelling and beyond that of the neighbouring properties, due to the varied design and styles of properties within in the area and with an example at No.34 of a front extension it is not considered the development will appear out of character with the area.

The proposal appears well integrated and will be of materials to match that of the host dwelling and as a result is not considered to adversely impact the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal seeks to construct a single storey extension which will run along the full side elevation of the dwelling. This will have a depth of approx.11.5m which will meet with the proposed two storey extension at the rear. There is currently an existing covered area however the proposed extension will replace this. The side extension will be constructed to a height of 3m to a maximum of 3.4m with a roof lantern. This is slightly taller than existing however the neighbouring property at No.31 has a garage to this elevation and with no windows to its eastern side elevation the development is not considered to give rise to any adverse impacts upon the neighbouring amenity to this elevation.

An existing conservatory to the rear will be removed and replaced with a two storey extension which will extend from the rear wall of the dwelling for a depth of approximately 3.5m. This extends slightly beyond that of the neighbouring dwellings. The height will match that of the existing dwelling with a hipped roof. The two storey extension extends beyond that of the property to the east and whilst it is close to the boundary it is not considered any impacts would be significant in which a refusal is justified. There will be 2 windows to the rear of two storey extension however they are not considered to give rise to any overlooking additional to that which can already be achieved.

The proposal will also install a first floor window to the western elevation however due to its siting and with no side windows to No.31 it is again not considered to give rise to any adverse overlooking impacts.

The development is not considered to give rise to any adverse impacts upon neighbouring amenity by way of overlooking, overshadowing or overbearing and accord with DDM1 and DDM4 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 - Drg 1
- Proposed Elevations and Floor Plans - Drg 3

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 The materials and finishes of the external walls and roofs of the buildings hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DDM1 of the Arun Local Plan.
- 4 **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.