

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

REF NO: BR/62/20/HH

LOCATION: Glenfield
75 Mead Lane
Bognor Regis
PO22 8AP

PROPOSAL: Two storey side extension to existing semi-detached house. Amendment to previous approved reference BR/247/18/HH.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey side extension. The scheme has been slightly amended to that approved under BR/247/18/HH.
----------------------------	---

RELEVANT SITE HISTORY

BR/247/18/HH	Two storey side extension, 1 No. new window to ground floor side elevation & 2 No. new rooflights. This application may affect the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area.	ApproveConditionally 20-12-18
--------------	---	----------------------------------

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council

Bognor Regis Town Council submit NO COMMENT in response to this planning application at this time.

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

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Bognor Regis has a Neighbourhood Plan however none of the policies are relevant this application.

SITE HISTORY

An application was approved in 2018 for a two storey side extension, similar to that proposed. This application increases the width, therefore reducing the distance to the boundary.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a two storey extension to side of the property. The existing ground floor extension will also extend in width to the rear.

Due to the siting, it is partially visible from the street scene however it will be set back around 11m from the front boundary of the property and 4.7m from the principle elevation and is not considered unduly dominant.

Due to the height which is set below the ridge height of the dwelling it is deemed subservient, with materials to match the existing which helps to ensures to appears well integrated with the host dwelling.

The roof will alter from a hip end to a gable end and whilst this is contrary to the roof design of the host dwelling, the surrounding area is mixed in appearance and it is not considered to result in significant impact upon its appearance within the area.

As such, the development is not considered to result in adverse impact upon the spatial pattern of the street scene and deemed acceptable in terms of design and visual amenity in accordance with D DM1 and D DM4 (a) and (b) of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will increase in width as it runs along the boundary with a width of 3.55m at its maximum.

This will run alongside the boundary at a depth of 6.2m with around 4m at two storey and the remainder single storey. The extension will have a height to match the eaves of the existing dwelling, with the ridge height 1.5m below that of the host dwelling.

The ground floor element will be sited 200mm from the shared side boundary and therefore abuts the neighbouring property at No.48a Hook Lane situated to the north. The first floor element will however step in, retaining 800mm which is the same as that which is previously approved.

There are two windows situated to the southern elevation of No.48 which forms the boundary between the properties, with one at 2nd floor and one to the gable end. The two storey is close the boundary however its siting has already been approved in a previous application. Due to the siting and height of

the ground floor extension, it is not deemed to result in adverse impact upon the neighbouring property.

The alteration to the application, is not deemed to give rise to impacts additional to that which have been approved. The neighbouring property is not currently in use as a residential dwelling however is commercial in nature.

There will be an additional first floor window to the rear of the development however is not considered to give rise to adverse overlooking. There will also be a window to the front elevation, which due to the siting will provide views of the street scene but also has the potential to provide views to the rear of No.72 and whilst it serves a bathroom, will be obscured glass to ensure not adverse overlooking.

The proposal is not deemed to result in adverse impact and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with 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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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

- Sections and Elevations as Proposed - 1016 B
- Proposed Floor Plan - 1015 B
- Location and Block Plan - 1001 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 The bathroom windows to the first floor level of the extension shall at all times glazed with obscure glass.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM4 of the Arun Local Plan.

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

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 5 **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.