

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

REF NO: BR/62/22/HH

LOCATION: 91B Gravits Lane
Bognor Regis
PO21 5LN

PROPOSAL: Erection of single storey rear extension and loft conversion to habitable space.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks a single storey rear extension and a loft conversion which will involve a rear facing dormer and rooflights.

REPRESENTATIONS

Bognor Regis Town Council provided no objection.

No representation was 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
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

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

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

DESIGN AND VISUAL AMENITY

The proposal seeks an extension and dormer and being located to the rear of the property, the development is not visible from the street scene. There will be two rooflights to the front elevation although these are modest in size.

The dormer to the rear appears appropriate in scale and is set back from the boundaries.

The extension will have a flat roof and does add some bulk to the rear with the addition comprising some depth. It is well integrated through the use of matching materials which includes render.

The Arun Design Guide states 'Dormers are located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure' and 'Favours small scale dormer windows with pitched roofs over large, flat box-shaped designs'. The proposal partly complies in that the dormer is not overly dominant and located appropriately on the roof slope. It does although feature a flat roof. With regards to rear extensions it states 'The scale, massing and positioning of extensions should be visually subservient to the existing property', Preserves external garden amenity space to at least 10.5m depth'. The proposal complies with this.

Being located to the rear, with no viewpoints from the wider area, the development will not result in harm upon the character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The rear extension will have a depth of 5m and a height of 3.15m. This extends beyond the rear elevation of both neighbouring properties and will likely give rise to some overbearing.

To the west, No.93 is set further back than the host property and has a conservatory to the rear. There is also a single storey addition along the western boundary that extends to roughly the same depth of the extension. The extension does extend some distance beyond the conservatory and will intersect a 45 degree angle. It will however not result in significant harm with some separation retained and will not intersect a 60 degree angle.

To the east at No. 91a, the property also has a rear conservatory. The proposed will extend around 2.5m beyond this. The proposal however does not intersect a 45 degree angle from the centre of this.

The extension will have doors to the rear which open towards the garden of the host dwelling.

The dormer will have a height of 2.3m, a width of 3.5m and a depth of 3.15m. This retains approximately 1m to the side boundaries and is located around 1m above the eaves. Due to its size, it will not result in adverse overbearing or overshadowing.

There will be a 2 windows serving bedroom and bathroom. This will provide additional views over the garden of neighbouring properties which are not currently achievable but similar to those from upper floors. This will although not give rise to adverse overlooking with no views direct into windows. Dormers can also be constructed under permitted development in some cases.

The development will not result in adverse overbearing, overshadowing or overlooking upon amenity in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development accords with development plan policies and 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 - PL01
- Proposed Site Plan - PL03 A
- Proposed Plans and Elevations - PL05

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.