

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

REF NO: BR/64/19/HH

LOCATION: 29 Madeira Avenue
Bognor Regis
PO22 8DF

PROPOSAL: Remove conservatory unit and build up existing wall to create extension to existing bungalow

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks planning permission for the removal of an existing conservatory and build up existing wall to create an extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

Bognor Regis Town Council: No objection received from Bognor Regis Town Council.

No representations have been received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
- within the 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)
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 SD SP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Tree, Public Realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbouring and locality.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built up area boundary and will be permitted subject to considered against other policies in the Local Plan.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Bognor Regis Neighbourhood Plan do have a Neighbourhood Plan, however, no policies within this document are considered relevant to this application.

There appears to be no relevant history relating to this site.

The site is occupied by a semi-detached dwelling, set in a residential street consisting of a variation of house styles and designs.

DESIGN AND VISUAL AMENITY

The application seeks planning permission for the removal of a conservatory and construction of a single storey extension to the rear of the existing dwelling. The proposed extension given its location will not be visible within the street scene and appears well integrated with the host dwelling.

The proposed extension will measure approximately 3.5m in length, 6m in width and be built to proposed height of 3.5m, this measurement includes the inclusion of the roof lantern proposed. The extension that is proposed is of a similar length and width to that of the existing conservatory that will be removed and therefore not considered to have an adverse impact on the host dwelling.

Given the location of the proposed extension it will not have detrimental impact on the character of the host dwelling or the street scene.

The proposed extension also is considered to appear subservient to the host dwelling and would not result in any unacceptably adverse impact on the spatial pattern or character of the area and would therefore accord with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed rear extension will be located approximately 2.4m from the Southern boundary, 12.8m from the Western boundary and 0.2m from the Northern boundary. The proposed extension will feature double doors and window on the Western elevation. No windows have been incorporated on the

Northern or Eastern elevations to further mitigate any potential impact upon neighbouring properties.

Given the distance from the double doors and window and the Southern boundary of the site is approximately 12.8m and will overlook the rear garden at ground level, they will not give rise to any additional overlooking or loss of privacy to the neighbouring properties.

Given the design and location of the rear extension it is not considered to give rise to adverse impacts in terms of overlooking , overshadowing or overbearing and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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 Block Plan B01 Rev A, Proposed floor plans and Proposed Roof plans A104 and Proposed Elevations A102

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.