

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

REF NO: BR/64/21/HH

LOCATION: 16 Glenway
Bognor Regis
PO22 8BU

PROPOSAL: Single storey side extension to replace existing single storey garage, and bay window to front elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey side extension to replace existing single storey garage and construct a bay window to the front elevation.

RELEVANT SITE HISTORY

BR/402/05/	First floor extension	ApproveConditionally 11-01-06
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REPRESENTATIONS

Bognor Regis Town Council - No Objection
Nearby occupiers - no representation.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
2km Buffer for Site of Special Scientific Interest

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
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CONCLUSIONS

PRINCIPLE

The development is in the built-up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Bognor Regis Town Council does have a Neighbourhood Plan however none of its policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The site is occupied by a detached two storey dwelling with attached garage. The single storey side extension will replace the single storey garage on the west side of the property. The bay window will be constructed on the front north side elevation. The proposal includes blocking up the window at first floor on west side elevation of host dwelling.

The single storey side extension will have a width of 11.09m and a depth of 2.66m. Due to the siting of the side extension it will be highly visible from the street scene, however it will be subservient to the main dwelling and the flat roof design will integrate it into the overall design of dwelling and character of the area. The siting of the side extension will be moved forward by around 0.68m however it will be positioned in line with the existing principal front northern elevation so is considered acceptable. To the rear of the property, the side extension will line up with the existing southern rear principal elevation of the property.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and the proposal complies with this in terms of scale and size. It also states that side extensions must not close important gaps in the street scene leading to terrace effect, or remove existing external access from front to back gardens. Whilst the proposal doesn't comply being within 1m from the western side boundary, it is at single storey so is considered acceptable and a gate on the eastern side of property allows access to rear of property so prevents terrace effect.

The extension will have double doors on the north side of the proposed extension facing the driveway and bi-fold doors on the south side rear elevation facing the garden. There will be one roof light and two roof lanterns on the extension flat roof.

The materials used on the extension will match existing and consist of dash coat render brick walls, a GRP flat roof, PVC double glazed doors and FLB timber store doors. The proposed materials visually integrate with the existing dwelling so comply with D DM4 of the Arun Local Plan.

The new bay windows will be located at the front north side elevation of property. They will have a width of 2.67m and depth of 0.74m. Due to the siting and design of the bay windows, they seem well integrated with the existing host dwelling and the siting lines up with the existing building line of neighbouring property at number 14 which also has similar design of bay windows at front.

The materials on the bay windows seem to visually integrate with existing dwelling using dash coat render brick walls, GRP flat roof to bay window and PVC double glazed windows.

Due to the siting and design of the proposed extension and bay windows, it complies with D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

RESIDENTIAL AMENITY

The side extension runs along the west side elevation of property and infill to the rear elevation of the property. The extension will have a width of 11.09m, depth of 2.66m and height of approximately 3.10m. Due to the siting of the side extension it will cause some overshadowing to the front facing northern window of neighbouring property to the west at number 14. However it is not deemed to have adverse overshadowing or overbearing effect due to the existing boundary fence and due to it being at single storey.

Due to the siting of the of the extension it will be sited less than 1m to the western side boundary. However the extension does not contain windows on west side of extension elevation so it does not increase overlooking to neighbouring properties to the west. The extension does contain new bi-fold doors facing the garden to rear however there is 10.35m remaining to the rear boundary so this large gap reduces impact of overlooking to neighbouring properties to rear and complies with Policy D DM4 of Arun Local Plan.

Due siting of the proposed side extension, there is 5.89m to front boundary of property however there are no direct neighbours to front due to location of the road however the extension does not adversely impact the existing street scene or character of area.

The bay windows located at the front north facing elevation of property are on the principal elevation. Due to the siting of the bay windows there is around 4.96m remaining to the front boundary of property. They will have a width of 2.67m, depth of 0.74m and a height of around 2.56m. There will be slight risk of overlooking into the neighbouring bay windows of property to the west at number 14 however it is not deemed to be significantly adverse. The bay windows will be positioned beyond the building line of the neighbouring property to the east at number 18 so will not cause overlooking effects to the east side boundary of dwelling.

Therefore the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties and complies with policies D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

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 materials and finishes of the external walls and roof 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 and D DM4 of the Arun Local Plan.

- 3 The development hereby approved shall be carried out in accordance with the following approved plans
 - Location and Block Plan PR003
 - Existing Floor Plans SU001
 - Existing Elevations SU002
 - Proposed Floor Plans PL001B
 - Proposed Elevations and Roof PL002

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 and D DM4 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.