

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

REF NO: BR/66/19/HH

LOCATION: 25 Mons Avenue
Bognor Regis
PO21 5JN

PROPOSAL: Two storey side extension and conversion of existing conservatory into pitch roof extension including installation of vehicular crossover to front

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a two storey esxtension to the side of the dwelling and to convert the existing conservatory to construct pitched roof extension and install a vehicular crossover.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council
Bognor Town Council provided no objection to the application.
No representation received from nearby occupiers.

CONSULTATIONS

Engineering Services Manager
WSCC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

WSCC - The LHA does not consider the proposal would have 'severe' impact on the operation of the highway network and that there are no transport grounds to resist the proposal. An informative should be included relating to obtaining a crossover licence.

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)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The site 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 DDM1 and DDM4 of the Arun Local Plan.

Bognor Town Council has a 'made' Neighbourhood Plan however none of the policies are considered relevant to the determination of this application.

The property is occupied by a semi detached dwelling and as a result of its siting, the north elevation is situated at an angle slightly facing the street scene.

DESIGN AND VISUAL AMENITY

The proposal is to the side of the dwelling and due to the siting is highly visible within the street scene.

The two storey extension will be sited to the northern elevation of the dwelling. This will form a garage at ground floor and extend slightly forward of that of the front elevation however does not extend beyond the existing porch and principal elevation of the dwelling retaining 7.2m to the front boundary.

The extension is considered to appear visually integrated with the host dwelling in term of design and scale and will be constructed of materials to match that of the existing dwelling. The surrounding properties are similar in style and design and whilst the proposal will alter the appearance of the dwelling it is not considered that the development will result in the dwelling appearing out of character with the area.

Due to the design and siting of the extension, the development 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 extension has a width of 3.5m however it retains between 1.2m and 4m to the northern boundary. The extension will extend the full northern elevation at a depth of 6.4m to meet in line with the rear elevation. The height reduces to 3.2m to form a canopy area along the rear wall with a 1m depth.

The existing conservatory to the rear will have a replacement pitched roof and one of the windows will be removed. The height and size will remain as existing.

As a result of the siting, the proposal does not appear adversely overbearing or overshadowing with sufficient space retained to the neighbouring property at No.63 Hampshire Avenue.

There will be an additional window to the front and rear at first floor level. The front window overlooks the street scene. The siting of the rear window is considered to give rise to views over neighbouring gardens however it is not considered to result in significant overlooking to justify refusal with no direct views into neighbouring properties. It is not considered the window provides significant overlooking or loss of

privacy to neighbouring occupiers which are not already available from the host dwelling.

To the ground floor there will be an additional set of doors. Again views are not considered to increase from those already achievable. To the north elevation there will be a velux window constructed in the roof slope. Due to siting this is not deemed to give rise to adverse overlooking upon neighbouring amenity.

The proposal is not deemed to give rise to any adverse harm upon neighbouring residential amenity and accord with DDM1 and DDM4 of the Arun Local Plan.

PARKING

The proposal also seeks to construct a vehicular crossover to the north east of the dwelling. WSCC have no objections to this and it is not deemed to result in any highway or parking issues in the area.

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) 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
 - Block Plan
 - Proposed Front Elevation - 001 A01
 - Proposed Rear Elevation - 003 A01
 - Proposed Side Elevation - 005 A01
 - Proposed Ground Floor Plan - 007 A01
 - Proposed First Floor Plan - 010 A01

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 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.