

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

REF NO: BR/68/21/HH

LOCATION: 2 Hereford Cottages
Bersted Street
Bognor Regis
PO22 9QH

PROPOSAL: Existing cloakroom to be extended to provide accessible wc with shower, new floor level to be level with existing Kitchen floor and existing door opening widened to improve access for elderly and disabled

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The site is a cottage which is Grade II listed but not located within conservation area.

Permission is sought for a cloakroom to be extended to provide accessible w/c with shower, new floor level to be level with existing Kitchen floor and existing door opening widened to improve access for elderly and disabled.

The extension is limited in scale 1.4m in depth and 2.8m in width. Th extension would comprise of pitch roof and materials to match the existing building such as light grey render finish and slate roof.

Listed building consent has been sought for the extension and internal alterations as well.

RELEVANT SITE HISTORY

BR/69/21/L

Listed building consent for the existing cloakroom to be extended to provide accessible wc with shower, new floor level to be level with existing Kitchen floor and existing door opening widened to improve access for elderly and disabled

REPRESENTATIONS

No representation received from adjoining dwellings.

CONSULTATION RESPONSES RECEIVED:

Town Council: No objection

POLICY CONTEXT

Designation applicable to site:

Within built up area

Grade II Listed building

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
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1, D DM4, HER DM1 and HER SP1 of the Arun Local Plan. Bognor Regis has a made Neighbourhood Plan but there is not direct relevance to this application. There is a chapter 3.1 on historic assets.

Para 189 of the NPPA requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage asset in this case is a building of architectural significance due to its age.

Para 190 requires the LPA consider the significance of the impact upon that heritage asset. The proposal is to extend the building to the rear. Whilst this would introduce a larger rear extension due to its size, design, height and position it would not cause harm to the heritage asset in accordance with NPPF paragraph 193 . In making this decision great weight has been given in accordance with the NPPF to the assets conservation.

VISUAL AMENITY

The proposal complies with part M of the Design Guide in term of its design and scale. The site is Grade II listed building. Listed Buildings form a vital part of the District's character and local distinctiveness. Works to Listed Buildings should retain historic fabric and features of architectural and historic interest in situ and repair all damaged historic fabric or features, rather than replace them. This application entails a minor extension to the existing cloakroom extension. A method statement has been provided to ensure that the priority will be given to protect the flint walls and elements of historic importance during construction.

Due to the limited scale of works to the cloakroom and erection of minor extension; the proposal is not considered to have significant impact on the Heritage Asset nor the visual amenity of the area. The proposed alterations and extensions to the dwellings are not considered to be out of character or

detrimental to the street scene. The development accords with D DM1, D DM4, HER DM1 AND HER SP1 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the limited scale of the proposed development, the proposal is not considered to have significant impact on the adjoining properties in terms of loss of light or outlook. The proposal complies with requirements of the design guide part M.

The development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

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 positive impact on the protected characteristics - disability.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply - in this case the extension falls below the size threshold).

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
Site plan
Proposed elevation and floor plans 21.001.0 (B)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1of 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.