

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

REF NO: BR/7/19/HH

LOCATION: 57 Highcroft Crescent
Bognor Regis
PO22 8DJ

PROPOSAL: Single storey side & rear extensions & replacement garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes to construct a single storey rear and side extension and replace an existing detached garage
----------------------------	---

RELEVANT SITE HISTORY

BR/63/05/ Conservatory to rear.

ApproveConditionally
30-03-05**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

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

CONSULTATION RESPONSES RECEIVED:

None

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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

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.

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

The site is occupied by a bungalow with a detached garage.

DESIGN AND VISUAL AMENITY

The dwelling is situated to a corner and as such the porch and garage development will be highly visible from the street scene.

There is an existing porch to the southern elevation however the proposal seeks to increase the size. Whilst there are limited examples of similar development nearby it appears sympathetic in appearance to the host dwelling and does not appear overly dominant upon the street scene.

The replacement garage is to be positioned in the same place as existing to the southern east elevation however the width will increase from 3.3 to 4.8m. This will retain 0.7m to the boundary to the south and with a larger garage located adjacent at the neighbouring property (No.63) it again is not considered to appear out of character with the area.

The proposal is considered subservient to the host dwelling with materials to match of the existing dwelling and as a result is not considered to impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed porch extension is sited to the southern elevation and will run along this elevation for 5.3m with a width of 1.5m. It will be constructed with a pitched roof to a height of 4.15m just below that of the existing dwelling. With the dwelling located to a corner and with 6m to the boundary to the south and 13m to the west it is not considered to appear adversely overbearing or overshadowing upon neighbouring amenity and accord with DDM1 and DDM4 of the Arun Local Plan. The front door will be re-sited slightly however views will be of the street scene.

To the rear there is currently a conservatory however this will be replaced with an extension. The depth will only increase slightly from 2.5m to 3m. The height will however increase from 2.6m to 4m. It currently has a low sloping roof which will alter to form a pitched roof with eaves to 2.6m. Due to the increase in height to the extension it may give rise to a slight loss of light to the property at No. 55 however due to the conservatory extending beyond that of the proposed extension and due to its design in such that it is of translucent material any loss of light is not considered significant in which a refusal is justified.

With the development at single storey any views are not considered to increase from that which are already possible. There will also be 2 velux installed to the extension however due to their height above finished floor level they are not considered to give rise to adverse overlooking.

The replacement garage due to its siting and design is not deemed to appear overbearing or give rise to any overshadowing with it retaining approximately 9m to the northern boundary. A door and window will be sited to the northern elevation however this is the same as existing.

The proposed development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the 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 Floor Plans and Elevations

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.