

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

REF NO: BR/80/20/HH

LOCATION: Brookland Villa
Shripney Road
Bognor Regis
PO22 9LN

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey extension to the rear of the property.
----------------------------	---

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council
No objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

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
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Bognor Regis has a Neighbourhood Plan however none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The extension is situated to the rear and as such is not visible from the street scene.

At single storey, it is considered subservient to the host dwelling with materials to match existing. Due to the design and siting, it also appears well integrated.

Due to the siting, with no viewpoints from the wider area, the development is not considered to result in an adverse appearance of the street scene and as such accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will run along the full rear elevation of the property. The extension will have a maximum depth of 5m to the northern boundary. The south eastern boundary runs at an angle and the extension will follow this with the depth reducing to around 2m. 1m will be retained along this boundary.

It will have a height of 3.1m with eaves to 2.4m. The roof will be hipped to match that of the host dwelling. This also leans away from neighbouring properties reducing any potential overbearing impact.

To the north, the extension runs along the boundary matching that of the host dwelling and whilst the development extends beyond the rear of 'Rose Cottage' due to the siting of the neighbouring property, it is not considered to result in adverse impacts.

Again, due to the siting of the extension and neighbouring property to the south at 'St Helier' it is not considered to result in harm with sufficient separation between them to ensure there are no adverse impacts.

The extension will have no side windows which ensures no adverse overlooking. Doors to the rear will overlook the garden of the host dwelling and are not additional to that which is already achieved.

Due to the siting and design of the development, it is not considered to result in harm upon neighbouring amenity and 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 - 5
 - Proposed Elevations - 3 Rev A
 - Proposed Floor Plan - 2 Rev B
 - Proposed Section - 4
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 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 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.