

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

REF NO: BR/82/20/HH

LOCATION: 25 Westingway
Bognor Regis
PO21 2XX

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

No objection .

1 letter of objection received from a nearby neighbour.

- They are trying to build on my boundary wall.
- It will damage my conservatory.
- The height may interfere with light into my conservatory.

Comments noted. Development should be on land within the ownership of the applicant as shown on the red edge on the plan. Party Wall Agreements are a private matter.

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

PLANNING POLICY 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 will be situated to the rear of the property and as such is not visible from the wider area.

The extension will be single storey and is modest in size, replacing an existing conservatory. As such it is considered subservient to the host dwelling.

Due to its siting, with no viewpoints from the street scene it is not considered to adversely impact the appearance of the dwelling within the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a modest depth of 2.85m. This is the same as the existing conservatory however the roof will alter from a flat roof to a lean to roof. The roof will have eaves height to 2.4m with a maximum 3.65m.

There is a utility area to the north western elevation of the property and the extension will reduce in depth to this elevation to approximately 1.4m which will allow for rear/side access to this area.

There is however sufficient distance retained to the western elevation to ensure there is no adverse impacts upon amenity.

The extension will sit at the boundary to the east, with the elevation consisting of brick construction. This is the same as the existing development. The extension does extend marginally beyond the neighbouring property's conservatory however this is again similar to the existing and is not considered to result in an adverse impact by way of overbearing or overshadowing.

There will be doors along the rear and 3 rooflights, however due to their height above finished floor level are not deemed to result in adverse overlooking.

Due to the design and siting of the development, it is not considered to result in adverse overlooking, overbearing or overshadowing 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
- Location and Block Plan - P02
- Proposed Plans - P01

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 **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.