

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

REF NO: BR/84/20/HH

LOCATION: 188 Aldwick Road
Bognor Regis
PO21 2YQ

PROPOSAL: Two storey front extension, part two storey part single storey side extension, single storey rear extension and conversion of roofspace to habitable use.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The applications seeks alterations involving a two storey front extension. A part two storey and single storey side and rear extension. The creation of front and rear dormers with the conversion of roofspace to habitable accommodation.

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
SDSP2	SD SP2 Built-up Area Boundary

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 considered relevant to this application.

DESIGN AND VISUAL AMENITY

The development is situated to the front, side and rear of the property and is likely visible from the wider area however with 24m to the front boundary and sufficient hedging, views are largely restricted.

There will be a two storey extension to the principal elevation. This will have a depth of approximately 1.8m and width of 3.15m and is situated to the centre of the dwelling. Whilst this sits slightly beyond the established development line, due to the distance to the front boundary it is considered acceptable. There is a pitched roof garage to the south western elevation and a first floor will be constructed above. This will have a width of 3m and is set below the ridge height of the dwelling and as such is not considered unduly dominant upon the front of the property.

Whilst the development will alter the appearance of the dwelling, the development is considered to appear subservient and well integrated with the host dwelling.

There will be 3 dormers to the front elevation however again these are modest in scale and sit comfortably within the roof slope.

The surrounding properties are varied in style and design and the alteration is not considered to result in the dwelling appearing out of character within the area.

The development will alter the appearance of the dwelling however the works are considered sympathetic in appearance to the host dwelling and as such will not give rise to an adverse impact upon the appearance of the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The front extension retains sufficient distance to the neighbouring boundaries and is not considered to give rise to adverse impacts.

The extension to the south western side of the dwelling will have a width of 3m and run along the full side elevation extending approximately 1m beyond the existing rear where it will reduce to single storey. This retains 1m to the side boundary. This will have a hipped roof, set below that of the ridge of the host dwelling with low level eaves at 2.6m. The neighbouring property at No.190 sits slightly further back than the host dwelling and as a result of the design of the extension, it is not considered to appear overbearing or overshadowing upon amenity at No.190.

The side addition will then form a single storey extension which will run along the part of the rear elevation. This will have a maximum depth of 4.4m, with a lean to roof with a maximum height of 3.75m and eaves to 2.75m. This replaces an existing conservatory. This extends marginally beyond the rear elevation of No.190 however it is not considered to result in an adverse impact upon this elevation. 5.4m is retained to the north eastern elevation.

The roofspace will also alter to form habitable accommodation with the addition of three front facing dormers and 2 to the rear. These are modest in size, with the dormers to the front overlooking the street scene. The rear dormers would give rise to some views over the neighbouring gardens and potentially over the conservatory at No.190 however any views are not considered significant, due to the siting and

separation and a dormer to the rear could be constructed under permitted development.

There are 3 windows to the south western elevation and doors and rooflights to the rear extension however with these at ground floor level are not considered to result in adverse overlooking additional to that which is already achievable.

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

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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 -1
 - Proposed Floor Plan - 3
 - Proposed Elevations - 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 **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.