

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

REF NO: BR/87/22/HH

LOCATION: 11 Highland Avenue
Bognor Regis
PO21 2BJ

PROPOSAL: Erection of single storey rear/side extension following demolition of existing garage and conservatory. Conversion of the second floor loft space including changing a hip end roof to a 'barn hip' end.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey side and rear extension following demolition of existing. There will also be alterations to the roof to form a habitable space and alterations from a hip end to barn hip.
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REPRESENTATIONS

Bognor Regis Town Council provided 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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Bognor Regis has a made Neighbourhood Plan although none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The proposal is located to the side and rear of the property and will be visible from the street scene.

The host dwelling is semi detached and has an attached garage to the south eastern elevation. This will extend along the full side elevation and along the rear replacing an existing garage and single storey addition.

The existing garage has a sloping roof and the proposed will have a flat roof. The width is slightly reduced from existing and increases the separation to the boundary to 1.2m.

The development appears well integrated and remains in scale to the size of the property and site.

The road features properties of a mixed style and the alteration to the garage and roof will not result in the property appearing out of character. The alteration to the roof from hip to barn hip will slightly unbalance the pair of properties however there is a mix of roof styles in the street scene and similar works can be completed under permitted development. There will be 3 rooflights installed which result in a minor change to the appearance.

The rear extension will replace 2 existing additions and result in a rear elevation that appears more symmetrical in appearance.

The Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' 'Side extensions should in most cases be set back from the front of the house in order to play a subservient role to the original building.' 'Keeping extensions at least 1 metre away from the side boundary of a plot at ground floor'. The proposal part complies retaining 1m from the side boundary although it is not set back from the road, however this is similar to the existing layout.

The development due to its siting and design will not result in adverse harm upon the character of the area and accords with D DM1 and D DM4 of the Arun Local Plan and Design Guide.

RESIDENTIAL AMENITY

The garage will have a width of 2.5m and run along the full side where it then wraps around the rear elevation. It will have a flat roof with a height of 2.9m.

The rear extension will have a depth of 4m and run along the full rear. The neighbouring property has an extension with a lean to roof and the proposed will sit slightly higher approximately 0.1m with a flat roof to 2.9m, matching the garage.

The proposal does extend slightly beyond the rear of the neighbouring dwelling to the north west however it does not result in adverse overbearing and does not intersect a 45 degree angle when viewed from the centre of the window closest to the boundary. As such the development will not result in adverse overbearing or overshadowing.

There is a reasonable separation to the property to the north east and with their rear building line extending beyond the proposed, it will not result in harm upon this elevation.

The conversion of the loft space will result in the installation of 3 rooflights. These will give rise to some views although are likely allowed under permitted development.

The extension will have bi fold doors and a window to the rear which will look out over the garden of the host dwelling and will not result in overlooking. The extension retains 21m to the rear boundary.

The proposal will not harm amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development proposed complies with relevant development plan policies and 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 Site Plan
- Proposed Ground Floor Plan - A
- Proposed First Floor Plan
- Proposed Second Floor Plan
- Proposed Elevations

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.