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

REF NO: BR/91/21/HH

LOCATION: 84a Victoria Drive
Bognor Regis
PO21 2TA

PROPOSAL: Removal of existing attached garage and erection of single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — The application seeks to remove a garage and replace with a single storey side extension.

REPRESENTATIONS

Bognor 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
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
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 made Neighbourhood Plan however none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY
The proposal will remove an attached garage and replace it with a side extension. The development will therefore be visible from the wider area.

The garage is to the south west side of the property and has a conservatory sited to the rear. The extension will increase in width by around 2.85m however this retains 2.1m to the south west boundary and 6.2m to the front.

The development appears well integrated and subservient to the host dwelling and whilst it is slightly larger in width than the garage, it does not extend beyond the principal elevation of the dwelling and is not considered to appear as an unduly dominant addition. Materials will also match existing.

The Arun Design Guide was adopted in 2021. The proposal is considered to comply with this in such that the design responds to and complements the existing character and appearance of the dwelling. The scale and massing is also appropriate.

The development is not considered to result in harm upon the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY
The development will have a width of 5.6m and a depth of 2.65m. It will have a flat roof with a height of 2.75m. This replaces a flat roofed garage. The addition is considered modest in height and size, largely replacing an existing structure, albeit slightly increased in width.

There is sufficient planting and railings to the boundary to the neighbouring property and with sufficient space retained at approximately 2.1m, it is not considered to result in an adverse overbearing or overshadowing.

There will be a window to the front and side and a door to the rear however, being single storey, it is not considered to result in adverse views, additional to that can already be achieved from standing in the front garden.

The proposal is not considered to harm amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

LOSS OF GARAGE
The proposal would result in the loss of a garage however there is still space retained to the front of the property for parking of around 2 cars and sufficient on street parking available. As such the alteration is not considered to result in harm upon the highway.

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
- Proposed Block, Elevation and Floor Plan - Sheet 1 of 2.
- Proposed Roof Plan - Sheet 2 of 2

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.