

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

REF NO: BR/92/18/HH

LOCATION: 12 Mansfield Road
Bognor Regis
PO22 9EY

PROPOSAL: Erection of 1 No. single storey pitched roof detached annexe to rear garden ancillary to main dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

BOUNDARY TREATMENT 1.5-2m timber fencing along side and rear boundaries

SITE CHARACTERISTICS The proposed annexe is situated at the bottom of the garden on the site of 2 existing garden sheds. It is proposed to use the annexe to accommodate a member of the family.

The existing dwelling has a long rear garden approx. 21m in depth.

2 existing timber sheds at the end of the garden will be demolished. The replacement building will cover a similar footprint but will be wider and higher with a floor area of approx. 30m2.

A gap of 400mm will be maintained around the proposed structure on 3 sides.

RELEVANT SITE HISTORY**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council

No objections from Bognor Regis Town Council - it is not considered that there are any policies in the BRNDP of relevance to this proposal.

POLICY CONTEXT

Designation applicable to site:
Within built up area

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

The proposed building will replace two existing timber sheds at the end of the garden. The annexe is intended to be used to accommodate a member of the applicants immediate family on a semi-permanent basis.

The accommodation comprises living room, kitchen, bedroom and bathroom with a gross floor area of approx. 30m². The annexe will be self-contained with the sole means of access via the host dwelling. When no longer required for occupation by a family member the residential use of the building would cease and it would revert to some other incidental use.

The proposed design incorporates all the main door and window openings on the front elevation looking towards the host dwelling. The side and rear elevations are blank although there are 2 small rooflights on the side elevations to gain additional light. However they would not cause any loss of amenity to the properties on either side.

The proposal is considered to be acceptable given policy D DM1 of the Local Plan 2011 - 31 subject to appropriate conditions to prevent severance, erection of a 2m fence to provide screening along the side boundary to safeguard neighbouring amenity and to restrict any window or door openings in the side and rear elevations.

It is therefore recommended that permission be granted subject to the conditions overleaf.

HUMAN RIGHTS ACT**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:- GH12-001 Rev 1, GH12 - 003 Rev 1, GH12-004, , GH12-006 Rev 1.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun District Local Plan.
- 3 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of. 12 Mansfield Road. as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan 2011 - 31 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.
- 4 No windows (other than those shown on the plans hereby approved) shall be constructed in the side and rear elevations of the building hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun District Local Plan.
- 5 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.