

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

REF NO: FP/122/21/HH

LOCATION: 101 Flansham Park
Bognor Regis
PO22 6RD

PROPOSAL: Erection of single storey side and rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a rear extension measuring approximately 3m in depth running almost the full width of the property and a separate side extension measuring approximately 5.1m in depth by 2.5m in width. The rear extension is to have a mono pitched roof with rooflights and the side extension is to be flat roofed with rooflights.

REPRESENTATIONS

Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
BUAB

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)

[Felpham Neighbourhood Plan 2019-31 Policy ESD1](#) Quality of 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

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy E SD1 outlines new development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location.

Arun recently adopted a Design Guide (Part M discusses extensions) which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth and a side extension should also be subservient to the host dwelling and respect the space between buildings.

DESIGN AND VISUAL AMENITY

The proposal seeks two rear extensions. The side extension is to replace a conservatory albeit it has a larger footprint. The size of the extension is appropriate for its intended use and a suitable scale when compared with the plot size and does not compromise the established spatial pattern of the area. It is noted that the footprint of both extensions could be built under Permitted Development allowances for dwellings.

The eaves to the extensions and their overall heights are considerably lower than that of the two-storey dwelling, however the flat garage roof to the front of the property has a slightly lower height than the flat roof of the side extension.

It is proposed that the extension be built from material which match those currently found on site, as such it is concluded that the extension will sympathetically relate and be visually integrated with the host dwelling.

The extension will be glimpsed from the roadside as the flat roof of the side extension is slightly higher than the garage roof, which it is directly behind. This will not be visually dominant on the host dwelling nor have a negative effect of the street scene in accordance with the Arun Local Plan and Policy E SD1 of the Felpham Neighbourhood Plan.

Having regard to the design and visual amenity, the proposal is not deemed to adversely impact the existing house in accordance with DDM1 and DDM4 of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

In terms of the extension, it is not thought that this will be overbearing or overshadow the neighbours to the north or south. The extension complies with the 45-degree rule with the property to the north however due to the differing orientation of the properties to the south this is not of relevance.

A rear garden of approximately 12m will be retained above guidance levels, and existing gaps between boundaries will not be reduced past existing levels.

In terms of overlooking, the rear extension will have fenestration facing at ground floor level towards the rear garden of the host dwelling only and therefore no overlooking into neighbouring properties will occur.

It is therefore considered by virtue of being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

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.

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 ;

- P01 Proposed Floor Plan, Roof Plan and Elevations
- P02 Location, Block and Elevations

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guidance.

- 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.