

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

REF NO: P/55/12/

LOCATION: 9 Durham Close
Bognor Regis

PROPOSAL: Front in-fill extension between garage & lounge & alterations to roofline over garage & new extension. Conversion of garage to habitable space & replacement of rear conservatory with extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks consent for :- single storey infill extension to the front elevation, garage conversion and alterations to the roofline over the garage (2.9 x 2.5 x 2.6 metres); single storey rear extension to replace an existing conservatory (3 x 4.5 x 3.5 metres).
SITE AREA	Approximately 352 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	None to front. 1.8 metre high fence and trellis to side and rear boundaries. Gated access to side.
SITE CHARACTERISTICS	Single storey terraced modern property with tiled mono pitch roof and flat roof integral garage. Building is constructed in brick with horizontal cladding to the elevations.
CHARACTER OF LOCALITY	Residential cul-de-sac comprising modern terraced properties of identical character and design with mono pitch roofs. Surrounding area is an open plan estate with no formal boundary treatments to front gardens.

RELEVANT SITE HISTORY

P/97/97	Single storey extension to provide new utility and entrance hall	Approve Conditionally 18-11-1997
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REPRESENTATIONS

Representations received:

Pagham Parish Council

No objection.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Southern Water Planning

Consultations responses received:

Southern Water: Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within built-up area boundary

Open plan condition

Permitted development restriction

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[DEV19](#)

[GEN2](#)

[GEN7](#)

[GEN9](#)

Extensions to existing residential buildings

Built-up Area Boundary

The Form of New Development

Foul and Surface Water Drainage

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

The Emerging Arun Local Plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. It remains subject to public consultation and the formal adoption process as a whole, and it is therefore of very limited weight in terms of the decision making process at this stage.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The proposal seeks consent for a single storey front infill extension and the conversion of the garage to habitable accommodation with changes to the front elevation. The Village Design Statement states that within Southern Pagham, frontage treatment and materials should be consistent. The design incorporates a shallow tiled, mono pitch roof, which replicates the style of the main house, and the extension and alterations will be faced in brick, to match the host dwelling.

With regard to the proposed rear extension, it is proposed to demolish a glazed, uPVC conservatory, which is out of keeping with the distinctive modern character of the dwelling, and to erect a single storey extension under a tiled, mono pitch roof at 20 degree pitch. The proposed extension will be faced in brick to match the host property. The extension is an appropriate scale and design that is sympathetic to the character of the house.

VISUAL AMENITY

Durham Close is a modern, open place estate of link terraced properties constructed from facing brickwork, with cladding to elevations and mono pitch roofs. The area has a distinct character and design. The proposed extensions and alterations are designed to reflect the character of the host dwelling and other terraced properties in this open plan estate. The proposal is sympathetic to the character of the streetscene and maintains the distinct pattern and layout of the estate. As such, the proposal will not compromise or harm the visual amenities of the area.

RESIDENTIAL AMENITY

The Village Design Statement states that due regard should be had to prevent loss of privacy by virtue of comparatively high density.

The proposed front extension will have no adverse impact on residential amenity, as this infills an area between the garage and dwelling.

The proposed rear extension will have no adverse impact on no.8 to the north, as it will be screened by the host dwelling. No. 10 to the south, is separated by a footpath and is screened by high boundary planting and fencing to the side. It is set further back in the plot. Given the separation between the two properties, combined with the boundary treatment, there will be no loss of amenity to this property through overlooking, loss of privacy or daylight.

PARKING

The proposal will result in the loss of the existing garage; however, sufficient parking for 2-3 cars is available on a hardstanding and gravel driveway at the front of the property.

FOUL AND SURFACE WATER DRAINAGE

With regard to foul and surface water drainage, Southern Water requests that the applicant make a formal application for connection to the public foul and surface water sewer.

SUMMARY

It is therefore recommended that consent is granted, subject to the conditions outlined below.

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 to 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 (Neutral) 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).

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: page no. 1 Existing Ground Floor Plan, page no. 2 Proposed Ground Floor Plan, page no. 3 Existing Roof Plan, page no. 4 Proposed Roof Plan, page no. 5 Existing Elevations, page no. 6 Proposed Elevations, page no. 7 Location Plan, received on 11 July 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN2, DEV19

NATIONAL POLICIES: National Planning Policy Framework (2012)

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

- 4 INFORMATIVE: The applicant is advised that a formal application for connection to the public sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel. 01962 858688) or www.southernwater.co.uk.