

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

REF NO: BE/11/22/HH

LOCATION: 13 Newtown Avenue
Bognor Regis
PO21 5HS

PROPOSAL: Loft conversion to form new 2nd floor with rear dormer projection and alterations to roof to form gable end.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to convert the loft to form a new 2nd floor with a rear dormer projection.
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RELEVANT SITE HISTORY

BE/115/15/HH	Single storey extension with loft conversion	ApproveConditionally 13-10-15
BE/49/15/HH	Two storey side extension & single storey rear extension (resubmission following BE/120/14/HH).	Refused 26-06-15
BE/120/14/HH	Two storey side & single storey rear extensions (resubmission following BE/68/14/HH).	Refused 27-11-14 Appeal: Dismissed 27-02-15
BE/68/14/HH	Proposed two storey side extension & single storey rear extension	Refused 30-07-14

REPRESENTATIONS

Bersted Parish Council - No Objection

One objection received from nearby occupier:

- No.13 have previously had an extension and this new project is being added on top. They wish for someone to check what is allowed and what is not allowed in terms of the new extension as they do not want it to affect their side of the property anymore.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
Pagham Harbour Zone B
CIL Charging Zone 4

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

[Bersted Neighbourhood Plan 2014 Policy ES1](#) Design of new development

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 considered are D DM1 and D DM4 of the Arun Local Plan. Part M and general criteria outlined in the Arun Design Guide are also considered.

Bersted has a 'made' Neighbourhood Development Plan, of which policy ES1 is relevant. This policy is concerned with the design of new development and states that new development which would have an effect on the appearance or character of the surrounding area should be of a high quality design and should contribute to local character by creating a sense of place appropriate to it's location.

BACKGROUND

BE/115/15/HH was approved for a single storey extension with a loft conversion. The extension has since been constructed, however the loft was never converted. This application seeks similar works to the previously approved loft conversion, but now includes a rear dormer projection and alterations to roof to form gable end.

DESIGN AND VISUAL AMENITY

The loft conversion will form a new 2nd floor for the property, and will be visible from the wider area.

The proposal will include alterations to the roof, changing its form from hip to gable end, and will be clearly visible from the street scene. This gable will differ to the composition of the street, which comprises primarily of hip roofed, terraced and semi detached properties. It will disrupt the symmetry of the street, and being semi-detached, cause an imbalance with its attached neighbour. Whilst this is not generally in keeping with the character of the area, similar works were previously carried out on a property further down the road, and so the works would not be unique to the street. The gable roof will not look considerably out of place, and is acceptable, having no detrimental harm on the visual appearance of the property.

Despite the roof alterations being different to the wider area and causing some disruption the composition of the street, the works could be achieved under permitted development rights which represents a fall back position and as such it would be unreasonable to refuse the proposal on the grounds of slight disruption to street composition.

The dormer projection will be to the rear of the property, and will not be visible from the street scene to the front. It will not be unduly dominant on the roof, and be well set in the resultant margins. There will be no impact on the composition of the street as a result of its siting, and the proposed will not be unduly harmful to visual amenity. Roof dormers are acceptable under permitted development rights.

The proposal appears relatively subservient to the design of the host and is well integrated. The materials used will match the existing, helping to minimise potential harm on the visual appearance of the property.

Part M of the Arun Design Guide states that roof alterations should locate roof extensions and roof lights discreetly and unobtrusively, and favour small scale dormer windows with pitched roofs over large, flat box-shaped designs. The proposal is not considered overly obtrusive, and is acceptable under permitted development rights. Despite having a flat roof, the dormer is situated to the rear and will have minimal impact on the character of the area. The proposal does not have an unduly harmful impact on the character or appearance of the property, or wider area, and is mostly in accord with Part M.

Although causing some disruption to the composition and symmetry of the street, the proposal is in accord with permitted development rights, and will not have an adverse impact on visual amenity. This is in accord with D DM1 and D DM4 of the Arun Local Plan, ESD1 of the Neighbourhood Plan, and the Arun Design Guide.

RESIDENTIAL AMENITY

The proposal will extend part of the roof east in order to form the gable end, and project slightly north to form the dormer. This development is not unduly dominant on the host dwelling, and will have little impact in regards to overshadowing or overbearing of the adjoined neighbour to the west. Given there is no change in the overall height of the property, and a retained separation between the two properties, there will also be no significant harm on No.11 to the east, with no adverse overshadowing or overbearing. A distance of approximately 15m is retained to the rear boundary, with a sufficient separation between this and the next neighbouring boundary. As a result, there will be minimal harm caused by the development on the properties to the rear. This is in accord with D DM4.

The proposal will feature the installation of four windows, two sets of windows on the dormer to the rear, and two rooflights to the front. The rooflights to the front will overlook the street and the opposite properties, but will have limited visibility and have minimal impact on neighbouring privacy or amenity. The dormer windows will increase the views of the neighbouring gardens, but will not significantly overlook any properties and as such are acceptable.

An objection was received by a neighbour as to how this proposal, along with the previous single storey extension, compromises their property. The development of the roof and installation of windows to the rear will increase views of their garden, but will not directly overlook their property. The works will not compromise the privacy or amenity of these neighbours, and will have minimal impact in comparison to the previous single storey extension.

Part M states that roof extensions should not negatively impact on neighbouring amenity and privacy, or damage the character and appearance of the original building and its surroundings. The proposal respects the privacy and amenity of the neighbouring properties to the sides, and does not result in

adverse overlooking, overbearing or overshadowing. It retains a significant distance from the neighbouring properties to the rear, and as such does not compromise their residential amenity. This is in accord with Part M.

The development will have minimal impact on residential amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the 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.

CIL DETAILS

This application is not CIL Liable.

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 Floor Plans and Elevations Sheet 1a
- Location Plan, Block Plan and Proposed 2nd Floor Sheet 2
- Existing Floor Plans and Elevations, and Existing and Proposed Roof Plan Sheet 3a

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.