

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

REF NO: BE/52/19/HH

LOCATION: 1 Heron Close  
Bognor Regis  
PO22 9NA

PROPOSAL: Loft conversion to form new 2nd floor with front dormer projection.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      The application seeks to construct a dormer to the front elevation.

**RELEVANT SITE HISTORY**

|           |                               |                                                      |
|-----------|-------------------------------|------------------------------------------------------|
| BE/59/01/ | Rear single storey extension. | ApproveConditionally<br>28-09-01                     |
| BE/98/00/ | Rear extension                | Refused<br>22-12-00<br>Appeal: Dismissed<br>22-05-01 |

**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Bersted Parish Council  
Bersted Parish Council provided no objection.  
1 letter of no objection from a nearby occupier  
- I do not see any detrimental impact upon my property.

**CONSULTATION RESPONSES RECEIVED:**

None

**POLICY CONTEXT**

Designation applicable to site:  
Built up area boundary

**DEVELOPMENT PLAN POLICES**

[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                                            |
| SDSP2 | SD SP2 Built-up Area Boundary                           |

[Bersted Neighbourhood Plan 2014 Policy ES1](#)

Design of new development

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**CONCLUSIONS****PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Bersted has a 'made' Neighbourhood Plan with policy ES1 of relevance to the application. The application complies with this policy.

**DESIGN AND VISUAL AMENITY**

The proposal seeks to construct a dormer to the front elevation of the property however as a result of the siting of the dwelling in which the side elevation fronts the street scene the development is not readily visible from the wider area.

There are no other examples of dormers within the area and therefore it could be argued it is out of character however due to its siting which faces away from the street scene and its design it is not considered to adversely impact the appearance of the street scene. The dormer also does not appear unduly dominant with materials to match that of the host dwelling.

The proposal is not considered to significantly alter the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

**RESIDENTIAL AMENITY**

The dormer will have a height of 2m and depth of 3.55m with a flat gabled roof.

There will be 1 window to front which serves a bathroom however due to the siting of the dwelling the dormer will provide views over an open space to front of the property and as such is not considered to give rise to adverse overlooking upon neighbouring amenity.

The proposal is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

**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**

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.

|                                           |
|-------------------------------------------|
| <b>DUTY UNDER THE EQUALITIES ACT 2010</b> |
|-------------------------------------------|

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.

|                       |
|-----------------------|
| <b>RECOMMENDATION</b> |
|-----------------------|

**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
  - Location, Block and Proposed Elevation and Floor Plan - Sheet 1 of 3.
  - Proposed 2nd Floor - Sheet 2 of 3.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.