

Ref: BE/67/07/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Loft Conversion (Change end hipped roof to gable end wall and provide front and rear dormers). 4 Myddleton Terrace, Shripney Lane, Bognor Regis.
-------------------------	---

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.04 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Slightly undulated.
TREES	None of any significance to be affected by the proposed development.
BOUNDARY TREATMENT	Open site frontage. 1.8m close boarded fencing surrounds the rear of the application site.
SITE CHARACTERISTICS	Two storey end-of-terraced property. The dwelling consists of rough rendered walls at ground floor level with red hung tiles above. Brown tiled hipped roof.
CHARACTER OF LOCALITY	Rural area. Row of residential properties to the south side of the site. Open fields located north of the application site and to the opposite side of the road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bersted Parish Council	No Objection.
Local Groups	None
One Letter of Objection	Changing the hip end structure to a gable end will change the character of these 4 properties and being in a conservation area surrounded by farmland this would be very disappointing; Being in the surroundings we are and the type of properties, strongly object to a flat roof dormer at the front elevation of the property; If approved, the dormers should be a pitched timber construction and not flat.

Ref: BE/67/07/

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Officer	Objection: I am not so concerned with the rear elevation but the dormer on the front elevation is over large and will detract from the terrace and the appearance of the wider Conservation Area. Suggest removal or two small dormers or Conservation style roof lights.
Environment Agency	No Objection.
Southern Water	No Comment.
Conservation Area Advisory Committee	Objection: Unattractive overdevelopment.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built up Area Boundary Conservation Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC2, DEV1, CH1, CH4. Arun District Local Plan: GEN2, GEN3, GEN7, DEV19, AREA2.
--

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas
PPG15 - Planning and the Historic Environment -

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.
--

COMMENT ON CONSULTATION RESPONSES

With regard to the Conservation Officers comments, it is agreed that the proposed dormer to the front roof slope of the property would be over large and would, it is considered, detract from the row of terrace properties and the appearance of the wider Conservation Area.

COMMENT ON REPRESENTATIONS RECEIVED

Noted. It is agreed that the proposed dormer to the front roof slope, by reason of its scale, form and flat roofed design would represent an unacceptable form of development that would detract from these 4 properties and the appearance of Shripney Conservation Area.
--

Ref: BE/67/07/

ASSESSMENT OF PROPOSAL

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 conflict with relevant Development Plan policies in that the proposed dormer to the front roof slope, by reason of its scale, form and flat roofed design would detract from the row of terrace properties and the appearance of the wider Conservation 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

The proposal would involve the addition of 2 no. flat roof dormers, one to the front roof slope and one to the rear roof slope of the property. The dormers would measure 5.1m in width, 2.4m in height and would project 2.4m away from the property. The roof would be extended and altered from a hip to a gable end. All measurements are approximate.

The application site is located Outside the Built up Area Boundary, within Shripney Conservation Area. The property, which is the subject of this application, is an end of terrace property, located adjacent to the road with open fields to the opposite westerly side. It is bordered by open fields to the north and east sides and the attached terraced properties to the south side.

It is considered that the 2 no. proposed dormers would be overly large in size and would relate unsympathetically to the main dwelling in scale, form and design. On balance, it is considered that the proposed rear dormer would be acceptable, due to the fact that It would not appear readily visible from any public vantage points.

It is considered however, that the proposed dormer to the front roof slope of the property would be clearly visible from the street scene and several vantage points within Shripney Conservation Area. It is therefore considered that this dormer by reason of its scale, form and flat roofed design would detract from the row of terrace properties and the appearance of the wider Conservation Area. It is noted that the Council's Conservation Officer reiterates this view.

It is therefore considered that the proposal would represent an unacceptable form of development and recommended that the application is refused, for the reason outlined

Ref: BE/67/07/



CONCLUSIONS

overleaf.

RECOMMENDATION

TOWN AND COUNTRY PLANNING ACT 1990



Application Ref: BE/67/07/

RECOMMENDATION

- | | |
|---|--|
| 1 | To Addressee |
| 2 | Site Address
4 Myddleton Terrace
Shripney Lane
Bognor Regis |
| 3 | Description of Development
Loft Conversion (Change end hipped roof to gable end wall and provide front and rear dormers) |
| 4 | In pursuance of their powers under this Act and related Orders and Regulations the Council REFUSE to approve the development as described in the application and plan for the reasons stated. |

RECOMMENDATION

REASON 1 The proposed dormer, which would be positioned to the front roof slope of the property, by reason of its scale, form and flat roofed design would detract from the row of terrace properties and the appearance of the wider Shripplow Conservation Area. The proposal would therefore be contrary to policies LOC2, DEV1, CH1, CH4 of the West Sussex Structure Plan and GEN3, GEN7, DEV19, AREA2 of the Arun District Local Plan.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Miss C Forrest

6th August 2007

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT