

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

REF NO: BE/8/26/HH

LOCATION: 70 Central Avenue
North Bersted
Bognor Regis
PO21 5HW

PROPOSAL: Loft conversion with hip to gable end and rear box dormer extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bersted Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Pagham Harbour Zone B.
Within Built-Up Area Boundary.
CIL Zone 4.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

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**DESIGN AND VISUAL AMENITY**

The site is an end of terrace, two storey dwelling located along Central Avenue. This application seeks

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planning permission for the construction of a loft conversion with hip to gable roof extension and rear dormer. The works would be visible from the street scene.

The proposed hip to gable roof extension would extend the width of the ridge of the dwelling, resulting in a gable end to the south eastern flank elevation. The hip to gable enlargement would not reduce the existing separation distances between the host property and neighbouring dwellings. It is noted that to the front elevation of the host dwelling comprises a pitched roof over the bay window projection and opposite the application site (53 Central Avenue) is a gable end projection to a pair of similar semi-detached dwellings. Furthermore, a hip to gable extension could be achieved under permitted development to alter the appearance and bulk of the dwelling. As such, the proposed hip to gable extension would not appear out of character and would not result in harm to the appearance of the host dwelling or the wider street scene.

The proposed rear dormer would measure 2.6m in depth, 4.1m in width, and 2m in height, and would be constructed with a flat roof. The dormer is in partial conflict with the Arun Design Guide (ADG), which states that dormers should be minor incidents on the roof plane and incorporate pitched roofs in most cases, avoiding large box shaped designs. Although the dormer does not strictly comply with the guidance set out in Part M of the ADG, the dormer would be sited to the rear, it would be set down from the ridge by 0.4m and set in from the flank elevations by at least 0.8m of the host dwelling and set up from the eaves by 0.7m. As such, whilst the dormer is a large addition to the rear roof slope, the rear roof slope would remain discernible, and the proposal would not result in demonstrable harm to visual amenity.

Two rooflights are proposed within the front elevation. The rooflights would be in accordance with Part M of the ADG as they maintain the privacy of the neighbouring properties and are used discreetly.

As part of the proposals, the newly created gable end and rear dormer, would be finished in cladding. Cladding is already present on the existing property to the front gable window, and the change will not have a demonstrably harmful impact on the character of the dwelling or the wider area.

The proposal would not result in harm upon the visual amenity or character of the host dwelling and area and is in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The proposed hip to gable roof extension would increase the dwelling's bulk and massing towards the neighbours to the south east. However, the proposal would not extend beyond the existing footprint of the host dwelling and would not extend closer to the side boundaries than the existing built form. Given the spacing that would be retained between the roof extension and the neighbouring properties, the development would not result in a significant overbearing or overshadowing impacts to either neighbour.

The rear dormer would result in additional bulk within the rear roof slope of the host dwelling. There would be a distance of approx. 14m to the rear boundary. Given this siting and that it would be contained over the existing footprint of the dwelling, the proposed dormer would not result in overbearing or overshadowing impacts to neighbouring properties.

One second floor side window is proposed, which would serve the stairwell. Given the size of this window, and its siting centrally within the gable end, the proposed window would not result in unacceptable overlooking. As such, it would not be reasonable to condition this window to be obscurely

glazed and non-openable below 1.7m above the internal floor level. The windows within the dormer would have an outlook over the rear amenity space serving the host dwelling. Whilst some views of neighbouring gardens would be available from the proposed dormer, these views would not be significantly different to those already achieved via the first floor rear fenestration. Therefore, the proposed dormer would not result in unacceptable overlooking. The rooflights would be positioned within the front roof slope of the host dwelling and would not result in any overlooking.

The proposed extension would not harm the residential amenity of neighbouring properties in accordance with ALP policies D DM1 and D DM4 and the ADG.

SUMMARY

The development is in accordance with the relevant development plan policies and 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

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:

- Location and Site Plans PL01.
- Proposed First and Second Floor Plans PL02.
- Proposed Elevations PL03.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.