

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

REF NO: BR/124/22/HH

LOCATION: 25 Pevensey Road
Bognor Regis
PO21 5NS

PROPOSAL: First floor side extension, barn end to gable end roof extension with 2 x side dormers and installation of crossover.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to enlarge the first floor to the property which will involve alterations to the roof with the addition of dormers and a first floor extension above the existing garage. The vehicular crossover will also be widened.

RELEVANT SITE HISTORY

BR/14/22/HH	First floor side extension, mansard roof extension with 2 x side dormers and installation of crossover.	Refused 29-03-22
BR/229/21/HH	First floor side extension, mansard roof extension with 2 x side dormers and installation of crossover.	Refused 08-12-21

REPRESENTATIONS

Bognor Regis Town Council provided no response.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:****WSCC HIGHWAYS (LHA)**

The applicant proposes to drop the entire kerb fronting the property, providing an approximate 15m wide VCO. The access works will be subject to a licence obtained through the Local Highway Area office and constructed to a specification agreed with the local Highway Area Engineer. The applicant should be made aware that under current Area Office guidance, the maximum permitted width for a VCO is 6.4m. As the proposals include widening to 15m, the access works are unlikely to be granted a licence and therefore, the applicant is advised to reduce the access width to at least 6.4m prior to applying for a VCO

licence. In addition, parts of the site frontage are below the minimum required depth of 4.8m. The plans demonstrate a car parking space positioned parallel to the edge of the highway. Typically, car parking spaces should be positioned perpendicular to the highway and as such, further dialogue with the Area Office may be required regarding this. The LHA does not consider that this proposal would have an unacceptable impact on highway safety. Some elements of the VCO are contrary to Area Office guidance and as such, may not be granted a licence. The applicant is advised to contact the local Highway Area Office to gauge the suitability of the access proposals.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&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

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun local Plan and the Arun Design Guide.

Bognor Regis has a made Neighbourhood Plan although none of the policies are relevant to this application.

BACKGROUND

The proposal is a resubmission of 2 previous applications which sought similar development and were refused in 2021 and 2022 due to their visual impact upon the street scene.

DESIGN AND VISUAL AMENITY

The dwelling is a detached chalet bungalow with a barn hip roof and an attached garage. The proposal is highly visible from the street scene.

The proposal seeks dormer extensions and to construct a first-floor extension which will extend above the garage to the north western elevation.

Given the scale of the changes, the alterations will not appear subservient to the host dwelling in conflict with D DM4 (b), although are well integrated. There will be dormers to the eastern elevation and one to the west although these features are common in the street scene.

The surrounding properties are similar in design consisting of detached bungalows with many featuring large side dormers and roofs with a gable end or a small barn hipped roof, with limited examples of two

storey dwellings.

The proposal has altered the design of the dwelling from that previously refused by maintaining the gable front which is consistent with that of dwellings in the street scene. Whilst the proposal would increase in scale, the design overcomes the previous reason for refusal in ensuring that the appearance of the dwelling remains largely in character with the surrounding area with the retention of its gable front.

A first floor will be constructed above the garage to the northwest and does add some bulk when viewed from the street scene. However, this is appropriate in scale as to not appear unduly dominant or significantly out of character and is acceptable in this case.

The Arun Design guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form. The proposal does respond to the existing character of the area, in keeping with the locality. 'Extensions must not close important gaps in the street scene by leading to a terracing effect'. The proposal adds bulk above the garage but does not result in a terracing effect.

The proposal will alter the appearance of the dwelling within the street scene, however this will not result in harm upon the street scene and is in accordance with D DM1 and D DM4 (a) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The first-floor addition would be above the garage to the northwest elevation. The neighbouring property at No. 27 has a dormer with 2 windows and the first-floor addition would extend partly in front of this with a length of 4m. This would result in an overbearing impact from the windows, although this would not be significant with one room serving a bathroom and the other a study. 1m is retained to the boundary and a further 2m retained to the side of the dormer providing some separation. There are no windows to the extension and it does not run the full side elevation.

To the east side there will be 2 dormers. These will have a hipped roof and as such integrate well the dwelling. These will have a depth of 2.5m, a height of around 3m and a length of 4.25m. The dormers will add bulk to the side elevation, although with 2.3m retained to the boundary at No.23 and with the neighbouring property a bungalow, the additions will not give rise to adverse overbearing or overshadowing impacts.

There will be a window to each dormer to the east which will front No.23. The dormer closest to the rear, due to its siting is likely to give rise to views over the rear of the neighbouring property when looking at a 45-degree angle, which are not currently achievable, although it does not provide views direct into windows. It is the only window to the bedroom, however it has been agreed with the agent that it will be obscured glazed to a height of 1.7m from finished floor level and clear glazed above this height. This is shown on the plans and will ensure it does not provide significant views over the garden of the neighbouring dwelling.

There are no additional first floor windows to the rear proposed.

Whilst the proposal will not result in adverse overbearing, overshadowing or overlooking upon neighbouring amenity and accord with D DM1(3) and D DM4 (c) of the Arun Local Plan.

PARKING

The proposal includes alterations to the parking at the property and seeks to widen a vehicular crossover. There are currently 2 dropped kerbs at the property with a driveway to the east and a garage to the west. There is a small brick wall along the centre of the front which allows on street parking. The

proposed seeks to remove the wall and extend the dropped kerb in such that it runs along the full width of the dwelling. There is sufficient on street parking and WSCC does not consider it will result in unacceptable impacts upon the highway, however concerns are raised regarding the width of the VCO which exceeds guidance. A licence needs to be obtained from WSCC for the dropped kerb. The proposal complies with T SP1 of the Arun Local Plan

SUMMARY

The proposed development accords with 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

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.

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 Block Plan - 11281.30A
- Frontage Parking and Crossover - 11281.38
- Frontage Parking and Crossover - 11281.37A
- Proposed Elevations - 11281.36B

- Proposed First Floor Plan - 11281.33A
- Proposed Roof Plan - 11281.34A
- Cross Section - 11281.39

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 The first floor dormer window on the eastern elevation of the building shall at all times be obscured glazed up to a height of 1.7m from finished floor level and and only openable at a high level, at least 1.7m above finished floor level.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun Local Plan.

- 4 INFORMATIVE:
The applicant is advised that in addition to obtaining planning permission that they must obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-applicationform/>

- 5 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.