

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

REF NO: BR/152/21/HH

LOCATION: 38 Ash Grove
Bognor Regis
PO22 9JH

PROPOSAL: Loft conversion with 2 x dormers

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application is for a loft conversion with 2 x Dormers.

REPRESENTATIONS

Bognor Regis Town Council - No Objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
2km Buffer for Site of Special Scientific Interest

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

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 are D DM1 and D DM4 of the Arun Local Plan. Also Part M of the Arun Design Guide. Bognor Regis has a made neighbourhood plan however none of the policies are relevant to this

application.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Part M of the Arun Design Guide provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, roof extensions should not be visually intrusive or block light into surrounding properties and dormers should be positioned in discreet locations, on the rear of the property wherever possible. In general roof extensions should not detract from the character and appearance of the building and local area.

DESIGN AND VISUAL AMENITY

The property is a terraced two storey dwelling sited to west of Ash Grove. The dwelling is constructed of brick with a pitched tile roof. The neighbouring properties are 40 Ash Grove to north and 36 Ash Grove to south. There is driveway to front (east) and garden to rear (west). The surrounding area is residential in character and contains properties of similar design. There are no properties in surrounding area that contain Dormer windows to front or rear.

The proposals are for a loft conversion with two dormer windows to front (east) and rear (west) roof elevations. Due to the siting at front of property the dormer will be highly visible from the street scene, the proposed dormers are a large addition to front (east) roof elevation and as such are not in-keeping with existing property or character of area so do not comply with policy D DM1 of the Arun Local Plan.

The proposed front (east) dormers will have a width of approximately 6.85m and a depth of approximately 3.10m. The height to flat roof will be approximately 2.54m.

Due to the large scale, size and flat-roofed-box-shaped design of proposed dormers they are not visually integrated with the existing building and cause adverse harm to character of area so do not comply with policy D DM1 and D DM4 of the Arun Local Plan.

The proposed rear (west) dormers are less visible from street scene so do not adversely impact surrounding character of area. However they do not sympathetically relate to and are not visually integrated with, the existing building in massing, design and scale so do not comply. Such a dormer may be possible under permitted development.

The proposed rear (west) dormers will have a width of 6.46m and a depth of approximately 3.10m. The height to flat roof will be approximately 2.54m. Due to the

Arun recently adopted a Design Guide. It states that development should be subservient to the existing property in terms of scale and size so this does not comply. It states alterations to the roof profile should not detract from the character and appearance of the dwelling or wider area in any case. This can be achieved through smaller scale dormer windows with pitched roofs which, when used in combination, tend to be more successful than single, large flat-roofed box-shaped dormers. The proposal does not comply. It states that the roofs of extensions must preserve neighbouring amenity by avoiding designs which result in excessive visual intrusion and/or the blocking of light into surrounding properties.

The proposed materials seem to match existing and consist of GRP cover to flat roof, plain tile hanging to walls to match existing, and windows in white UPVC double glazed units so will comply.

Due to scale and size of the proposed development it will cause adverse harm to appearance of street scene and character of surrounding area so it does not comply with Policy D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed front (east) dormers will have a width of approximately 6.85m and a depth of approximately 3.10m. The height to flat roof will be approximately 2.54m. Due to siting at front (east) of dwelling there is increased risk to overshadowing or overbearing effects to neighbouring properties to north and south. Due to large bulk and scale of the dormers there is adverse harm caused to overshadowing or overbearing effects to neighbouring properties number to 40 Ash Grove to north and 36 Ash Grove to south so this does not comply.

Due to the siting of proposed front (east) dormers there is no risk to overlooking to front (east) due to location of road to east and neighbouring properties to east set back behind road so will not cause adverse harm to overlooking to east.

The proposed rear (west) dormers will have a width of 6.46m and a depth of approximately 3.10m. The height to flat roof will be approximately 2.54m. Due to siting at rear (west) of property there is increase risk to overshadowing or overbearing effect to rear of properties to north and south. Due to the small distance to north and southern ends of property roof there will be some small adverse impact to overshadowing or overbearing effect to neighbouring properties number to 40 Ash Grove to north and 36 Ash Grove however not to an extent to warrant refusal.

Due to the siting of proposed rear (west) dormers there is increased risk to overlooking to properties to rear (west) however due to the properties to rear set back by gardens there is no adverse harm to overlooking effects to neighbouring properties to rear (west) so is acceptable.

SUMMARY

The proposed development is in conflict with the relevant development plan policies and as such is recommended for refusal.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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

REFUSE

- 1 The dormer window to the front by reason of its size and position is not in-keeping with the dwelling or character of the surrounding area so causing adverse harm to the character of the surrounding area in conflict with policy D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.
- 2 **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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.