

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

REF NO: BR/157/21/HH

LOCATION: 18A Devonshire Road
Bognor Regis
PO21 2SY

PROPOSAL: Conversion of roofspace to habitable use to include 2 x rooflights and alterations to fenestration

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to convert the roofspace to habitable use to include 2 x rooflights and alterations to fenestration.

REPRESENTATIONS

Bognor Regis Town Council - No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
Pagham Harbour Zone B
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:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

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. Also Section M of the Arun Design Guide is relevant to the application.

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.

Section M of the Arun Design Guide states that roof extensions associated with loft conversions can play a valuable role in increasing the efficiency of a building's land use while ensuring appropriate amenity for occupants. However when extensions include roof lights, these should maintain the privacy of neighbouring properties. Rooflights should be used sparingly, discreetly, and centred on the roof.

DESIGN AND VISUAL AMENITY

The dwelling is a single storey bungalow located to the west of Devonshire Road. It is set back from the road by a long private driveway and sited behind other houses. The property is constructed from a brick base with white pebbledash render walls and a pitched tile roof. There is driveway to front (north east), carport lean to to side (east) and garden to rear (south). The neighbouring properties are 18 Devonshire Road to east, Sunnydeane to north and 54 Victoria Drive to west. To the south are gardens of properties set back. The surrounding area is residential in character and contains properties of a mixture of designs.

The proposals are to convert the roofspace into habitable accommodation with two rooflights and alterations to fenestration.

The proposed conversion of roofspace to habitable use will convert the roofspace into a bedroom and bathroom. The proposals will also involve removing existing carport lean to at side (east) elevation.

Due to the siting of the property set back from Devonshire Road the proposals will cause no adverse impact to street scene or character of area so complies with Policy D DM1 of the Arun Local Plan.

The addition of two new rooflights to north and west roof elevations visually integrate with existing roof design as measure 0.94m x 0.98m and protrude by around 0.091m from existing roof so comply with policy D DM4 of the Arun Local Plan.

The proposals also include alterations to fenestration of property including removing bay windows to rear (south) elevation of property, making the rear elevation flush at eaves and installation of bi-fold doors to rear. Due to the siting of alterations at rear (south) of property and location of property set back from Devonshire Road by private driveway there is no adverse harm to street scene or character of area so complies with policy D DM1 of the Arun Local Plan.

The proposals also include a new triple window to rear (south) first floor elevation to act as an emergency fire escape.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of scale and size. It states that roof extensions associated with loft

conversions can play a valuable role in increasing the efficiency of a building's land use while ensuring appropriate amenity for occupants. It also states that any roof light located on the roof slope of a side elevation should use obscured glass. The proposals will have obscured glass so will comply. However it states rooflights will not generally be permitted on the principal roof elevation (usually the front elevation). Whilst the rooflight to front (north) elevation does not comply, the siting of the property away from the existing street scene will not have adverse impact so is acceptable.

The proposed materials seem to match existing dwelling and consist of white smooth render walls, concrete roof tiles to match existing, and PPC Aluminium windows in a grey colour so comply with policy D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed conversion of roofspace to habitable use will include 2 new rooflights to front (north) and side (west) elevations of property. Whilst there is only 1.06m gap remaining to west side boundary, there are no external alterations to west side roof elevation so there is no increased harm to overshadowing or overbearing effects to properties to west.

Due to a new rooflight in west elevation of roof, there is increased risk to overlooking to neighbouring properties to west however due to properties to west set back by gardens and glazing of roof light there is no adverse impact overlooking effects to neighbouring properties to west so complies.

Due to new rooflight in front (north) elevation of roof there is increased risk to overlooking to north however due to large distance to neighbouring property to north and glazing of roof light there is no adverse impact to overlooking to north so is acceptable.

Due to the proposed alterations to fenestration to rear (south) elevation and removal of existing bay windows there will be replacement bi-fold doors to rear. Whilst there is increased risk to overlooking to neighbouring properties to south, the location of neighbouring properties gardens to south set back and being at single storey and location of boundary fence to south there is no adverse harm to overlooking to south so is acceptable.

Due to new triple window to rear (south) first floor elevation there is increased risk to overlooking to neighbouring properties to rear however due to neighbouring properties gardens to south set back there is no adverse harm to overlooking to neighbouring properties to south so is acceptable.

Due to the design and siting of the development, the alterations are acceptable because they do not give rise to adverse harm upon neighbouring amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan policies 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 Plan 001A
 Proposed Site Plan 020
 Proposed West Elevation 033A
 Proposed South Elevation 032A
 Proposed East Elevation 031A
 Proposed North Elevation 030A
 Proposed Section 025A
 Proposed Roof Plan 023
 Proposed Ground Floor Plan 021
 Proposed First Floor Plan 022
 Existing West Elevation 013A
 Existing South Elevation 012A
 Existing East Elevation 011A
 Existing North Elevation 010A
 Existing Section 005A
 Existing Roof Plan 003A
 Existing Ground Floor Plan 002A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.