

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

REF NO: BR/17/21/HH

LOCATION: 12 Tennyson Road
Bognor Regis
PO21 2SB

PROPOSAL: Conversion of roof space to habitable use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

BR/285/20/PL	Variation of condition 2-plans condition under BR/257/17/PL (also following approval of BR/217/20/NMA) for variation of attic floor plan, roof plan and north facing elevation to add dormer window.	ApproveConditionally 20-01-21
BR/217/20/NMA	Non-material amendment following grant of BR/257/17/PL to move entrance door's location, move staircase location and to replace window on rear elevation at the ground floor level with French doors.	Approve 24-09-20
BR/134/20/NMA	Non-material amendment following grant of BR/257/17/PL to move entrance door location, move staircase location and additional rear dormer and velux window.	Refused 16-07-20
BR/257/17/PL	Demolition of existing garage & erection of 1 No. dwelling (resubmission following BR/121/17/PL).	App Cond with S106 22-11-17
BR/121/17/PL	Demolition of detached garage & erection of 1 No. dwelling.	ApproveConditionally 14-08-17
PAA/188/16/	2 bed detached house	Approve Pre App 18-11-16

REPRESENTATIONS

No objection

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Within the 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

[Bognor Regis Neighbourhood Plan 2015 Policy 8A](#) Design Excellence

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, the Arun Design Guide.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Tree, 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 neighbouring and locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Bognor Regis has a Neighbourhood Plan, however, no policies in this are considered relevant to this application.

The site is occupied by a detached dwelling, set in a residential street consisting of a variation of house styles and designs.

SITE HISTORY

Under BR/257/17/PL the Extended Permitted Development Rights of the property have been removed. There is a valid permission (BR/285/20/PL) in place for a dormer and conversion of the roof space.

BR/257/17/PL did not remove entirely permitted development rights only the right under Class A, section G (extended permitted development rights) of the GDPO. The Permitted Development Order allows for roof to be added to with dormers or loft conversion including rooflights/windows.

DESIGN AND VISUAL AMENITY

The development is situated in an area of mixed character due to the variety of dwelling styles, designs and materials. The new windows will be the most prominent element of the proposal from in the street scene as these face the street scene. The proposal is well integrated and subservient to the dwelling.

Due to the fact that the development does not result in an increase of footprint, or any enlargement of the roofspace, there is not considered to be any impact upon the spatial pattern of the locality.

Furthermore, the Arun Design Guide explains in section M that alterations to a dwelling house should compliment the existing character and appearance of the building and wider landscape. With other dwellings within the locality having loft conversions the proposed scheme is considered to be well integrated which is achieved through the simple design and unobtrusive form.

The development is in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in any significantly harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is as a result of the modest scale of the proposal being only conversion of loft space and rooflights, and the separation distance from nearby occupiers. The development is not considered to result in any significant loss of privacy to the occupiers of nearby dwellings, this is due to the fact that all of the views provided by the proposal can be achieved via Permitted Development Regulations.

The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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.

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 Plan PL 100
 - Block Plan PL 101
 - Site Plan PL 102
 - Existing Plans PL 103
 - Proposed Plans PL 104
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 **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.