

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

REF NO: BR/181/19/HH

LOCATION: 4 Gatehouse Mews
Sudley Road
Bognor Regis
PO21 1FJ

PROPOSAL: Erection of two dormer windows. Converting existing attic into a bedroom and storage room. This application may affect the setting of a Listed Building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a dormer to the front and rear of the dwelling.

RELEVANT SITE HISTORY

BR/96/09/	Alterations to existing covered walkway to facilitate retention and effect access to ground floor bedroom.	ApproveConditionally 12-08-09
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

No objection.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

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

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan.

DESIGN AND VISUAL AMENITY

The dwelling is an end of terrace located just off Sudley Road. As a result of its siting, the proposal would be unlikely to be visible from the street scene.

The dormers appear well integrated with the host dwelling and are not considered to appear unduly dominant upon the roof slope. The area is largely mixed in style and appearance.

Due to the siting it is considered that the proposed dormers have no detrimental impact upon the wider locality of the area in itself, as there are few viewpoints from the street scene and as such accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal seeks dormers to the front and rear of the property. To the front western elevation there is a window sited at the neighbouring property (Bradlaw Mews) however with it located at an angle to the host dwelling it is not considered to give rise to adverse overlooking. Bradlaw House is located around 9m to the front of the dwelling. There is already some overlooking from the first floor windows and it is not considered the dormer would result in adverse overlooking additional to that which is already achievable.

Approximately 1.5m from the the rear elevation of the dwelling sits a detached building with the ground floor forming a bedroom and bathroom to the host dwelling. The first floor forms part of a separate neighbouring property. There are no windows to the north west of the detached building which fronts the rear of the host dwelling and as such is not considered to result in adverse impacts upon this property. The dormer would look over neighbouring gardens to the east however would not have direct views into windows.

The proposal is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SETTING OF LISTED BUILDING AND NON-DESIGNATED HERITAGE ASSET

Para 189 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of some significance.

Para 190 requires the LPA consider the significance of the impact upon that heritage asset. The proposal has limited impact on the significance of the heritage assets as a result of the modest scale of the proposal and its relationship to the heritage assets.

SUMMARY

The proposed development is deemed to accord with development plan policies and as such 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 Plan 001 Rev A
 - Block Plan - 002
 - Proposed Elevations and Sections - 006
 - Proposed Floor Plan - 005

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.