

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

REF NO: BR/194/21/HH

LOCATION: 21 West Street
Bognor Regis
PO21 1XA

PROPOSAL: Erection of first floor home office above existing outbuilding. This application may affect the character and appearance of The Steyne, Bognor Conservation area. This application may affect the setting of a Listed Building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a first floor above an existing detached outbuilding.

RELEVANT SITE HISTORY

BR/202/06/	Change flat roof to pitched roof over rear bedroom - improve window to provide means of escape	ApproveConditionally 23-08-06
BR/264/05/	Change of use from commercial to residential & associated front elevation alterations.	ApproveConditionally 17-10-05
BR/388/04/	Change of use from retail to residential.	Refused 10-12-04

REPRESENTATIONS

Bognor Parish Council provided no objection although requested a condition ensuring the use must remain incidental to the host dwelling.

1 letter of support received from a nearby

- Recent neighbouring work in the area is improving its appearance which has been subject to flytipping/untidiness.
- The proposal will enhance the setting of the house and compliment improvements to the area.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The proposal is for a first-floor home office above an existing outbuilding, along with minor external alterations to the ground floor. This building faces on to Sadler Street which is one of the smaller service roads. I note from the plans that the roof will be natural slate and there will be two conservation style rooflights, both of which are positive features. The development would help improve the condition of the area and hopefully encourage other improvements along the street. The only area of concern relates to the materials for the exterior walls and windows. The external material used would be out of character with the remainder of the street. However, it would appear to reflect the rear elevation of the main dwelling. It would appear that the intention is for the windows and French windows to be UPVC. UPVC is not a traditional and not appropriate. As such, the proposal will provide less than substantial harm.

POLICY CONTEXT

Built up area boundary

Conservation Area

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
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1, D DM4 and HERDM3 of the Arun Local Plan and the Arun Design Guide.

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

DESIGN AND VISUAL AMENITY

The property fronts West Street however the works are to the rear and front onto Sadler Street which is a narrow dead end road. The proposal is visible from Sadler Street however views along this road are limited with limited passing traffic.

There is a single storey outbuilding to the rear of the site and a first floor will be constructed above. This will serve an office and will have a pitched roof. There will be an internal staircase formed to enable access to the first floor. The ground floor unit will continue to be used as storage.

The road is mixed in appearance featuring rear accesses to properties on West Street and The Steyne with garages, single storey and two storey elements. The neighbouring dwelling to the south features a two storey element and the addition, whilst slightly larger, is not considered to appear out of character.

Materials are mixed and the proposal seeks exterior materials to match the host dwelling.

Section M of the Design Guide relates to householder extensions and state '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'. There are examples of similar development within the street scene and the appearance and scale is considered acceptable. ' Positioning extensions below the roof ridge line of the existing property will also help to create visual subservience'. The roof is set below the roofline.

Due to the siting of the extension, it is not considered to result in harm upon the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dwelling features a small courtyard to the rear of the outbuilding which will be retained. As such space is retained between the rear of the dwelling and the outbuilding/office space. The first floor will have a length of 4.5m and a width of around 3.95m. The proposal will have a pitched roof and adds 2.85m in height.

The neighbouring property to the north has steps leading to a first floor which features two storey projection with a bay window. The proposal will extend beyond the rear of the neighbouring property and as such is likely to give rise to some overbearing and overshadowing impact, partially intersecting a 45 degree angle when viewed from the centre of the bay window. However this is not considered significant in which a refusal is justified as the outside area is used for parking. This is due to the siting with some separation with a minimum of 1.35m retained to the neighbouring side elevation.

There will be one obscured glazed window to the west which will look towards the host dwelling. There will also be a juliet balcony to the rear elevation. This will provide views over Sadler Street. There are properties opposite however this is set back from the road with parking to the front and views are not considered demonstrably harmful.

To the south, the neighbouring dwelling also has a two storey addition. This features no windows and the proposed will run alongside and not result in harm upon amenity.

The proposal is considered to result in some impact upon the neighbouring property to the north however this is not considered so significant to warrant a refusal and as such the proposal complies with D DM4 of the Arun Local Plan.

HERITAGE ASSETS

The property falls within the Steyne Conservation Area. The conservation officer was consulted on the application.

Para 194 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 195 requires the LPA consider the significance of the impact upon that heritage asset. The proposal has some impact upon the significance of the asset. The plans demonstrate the roof will be natural slate and there will be two conservation style rooflights, both of which are positive features. However there are concerns relating to materials for the exterior walls and windows. The uPVC windows are not traditional in the Conservation Area although there are other examples including next door.

The proposal can be described as having less than substantial harm. Therefore, public benefits will need

to be considered. The proposal would help to improve the condition of the area and hopefully encourage other improvements along the street which would benefit the public however this is limited. There would also be modest employment and economic activity from the build.

The impact on heritage assets is reason alone to justify a refusal, in that it is considered that the impact would not be significant due to it fronting a small service road and not immediately visible from the wider area. There are also a number of examples in the street of existing uPVC windows and as a result, the proposal is not considered to result in a detrimental impact upon the heritage asset and accord with HER DM3 of the plan.

SUMMARY

The proposed development is deemed to accord with relevant 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

- Block Plan
- Existing and Proposed Plans - 7649/01

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 use hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 21 West Street as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 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.