

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

REF NO: BR/19/21/HH

LOCATION: 34 Bassett Road
Bognor Regis
PO21 2JH

PROPOSAL: Loft conversion to form new second floor with roof alteration to form gable end and rear dormer projection.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks a hip to gable side roof extension measuring approximately 4.5m in length at the ridge and a rear gable extension measuring approximately 6.4m in length and 2.6m in height.

RELEVANT SITE HISTORY

BR/282/20/HH	Removal of existing detached garage and erection of single storey side and rear extension.	ApproveConditionally 19-01-21
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REPRESENTATIONS

Bognor Town Council - No objection.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km buffer zones for Bognor Reef and SSSI
Pagham harbour Zone B

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
NPPDG	National Design Guide

CONCLUSIONS

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.

Bognor Regis has a made neighbourhood plan however none of the policies are of relevance to this application.

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.

Key areas of concern;

- Design and Visual Amenity
- Overlooking, Overbearing and Overshadowing

DESIGN AND VISUAL AMENITY

The dormer is appropriately positioned to the rear as such has no effect to the visual amenity of its surroundings. The hip to gable extension will be visible from the street however as it maintains the same ridge height and does not project any further forward from the existing external Eastern wall, and it is thought to be visually subservient to the host dwelling. Although the roof addition will have an unbalancing effect on the pair of semi detached properties it is part of, visually it is strongly linked to its nearest neighbour to the east, which also has gable end adjacent to the site.

The hip to gable extension and rear roof dormer will be constructed from materials which match in style and colour to those on the host dwelling. The rear dormer will have no effect on the street scene. The hip to gable extension will be visible from the street. It will not have a negative impact on the locality due to the similar extension on the neighbouring property to the East and the use of materials which match the host dwelling. The proposal maintains a suitable gap between buildings at first and second floor level and therefore maintains the spatial layout of the area.

By virtue of design and visual amenity the proposed roof dormer and hip to gable extension will accord with policies DDM1 and DDM4 of the Arun Local Plan and Part M of the Arun Design Guide.

OVERBEARING, OVERSHADOWING and OVERLOOKING

There is to be no increase in footprint of the building, proposals which make efficient use of their current

footprint are generally well received. The dormer will be built to an appropriate scale, the existing eaves of the host dwelling are to be reinstated and the dormer is to be built in a position set back in the roof plane and away from the Northern external wall. The hip to gable extension to the side of the dwelling will not protrude past the external Eastern wall and is set approximately 7m away from a similar gable end to the neighbouring building, as such it is not considered that the extension will be overbearing on the neighbouring occupiers.

As the extensions are to be built on the existing footprint of the host dwelling and will go no higher than the existing ridge height, it is felt that there will be little in the way of additional overshadowing resulting from the development. No new overlooking windows are proposed to the side Eastern elevation.

Windows have been proposed to the rear elevation. Views into the Eastern neighbour's garden are largely sheltered by a 2-storey gable projection from the rear of their house. No additional views into the neighbours to the East and North will be achieved other than those already obtainable.

It is considered by virtue of being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the relevant development 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required

(dependant on any exemptions or relief that may apply)

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;

-Proposed Elevations and Block Plan, Sheet 1a of 3
-Proposed Floor Plans, Sheet 2 of 3
- Sheet 3 of 3.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 of the Arun Local Plan.
- 3 The materials and finishes of the external walls and roofs of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DDM1 and DDM4 of the Arun Local Plan.
- 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.