

**Planning, Heritage, and Design and Access Statement
to accompany Planning Application
for**

**Erection of first floor rear extension to
provide 1 no 2bed flat**

At
86 Annandale Avenue
Bognor Regis
West Sussex
PO21 1LH



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1.0 ASSESSMENT OF CONTEXT

- 1.1. Stephen Jupp MRTPI have been appointed by a private client, Annandale Developments Ltd, and this statement is prepared as part of an application for planning permission for *“Erection of first floor rear extension to provide 1no 2bed flat”* on land at 86 Annandale Avenue, Bognor Regis.
- 1.2. The client currently owns 86 Annandale Avenue – a detached property currently subdivided into three flats. The property is a two storey house which is a non-designated heritage asset. It has a large rear extension with a false pitched roof although screening along the north boundary means that views are very limited of this extension as illustrated in the photograph below.



- 1.3. A previous refusals have been issued for a first floor extension to provide flats at first and second floor, one of the main concerns being the impact on the neighbour to the south. This application represents a significantly scaled back version of the previously refused schemes in order to ensure that the outlook from the rear of the neighbouring property is not adversely affected.

Context

- 1.4. The existing property is surrounded on three sides by roads – Annandale Avenue to the west and Chichester Road to the north and east. Despite this, the property is not prominent in the streetscene with the exception of its front façade.

- 1.5. It is located within the built up area boundary. The property is within easy walking distance of Bognor town centre and the railway station and the frequent 700 Coastline bus service runs along Chichester Road.
- 1.6. It is therefore a highly sustainable location where residents do not need to be reliant on the private car.

2. RELEVANT PLANNING HISTORY

- 2.1. Planning permission (BR/42/18/PL) was refused by Arun District Council in June 2018 for the erection of a first-floor rear extension to the building and the achievement of two new 2bedroomed flats at first and second floor level. The District Council set down two reasons for refusing planning permission:
 1. *The scale of the proposed two floor extension to the rear of 86 Annandale Avenue will result in an overbearing impact on the amenity of the existing rear windows of no. 84 and its garden, taking away sunlight during the morning hours. 84's rear garden will also be overlooked by the new residential windows in the southwestern side of the extension. This will result in a materially harmful impact on the living conditions of the adjacent property and the proposal is therefore contrary to policy GEN7 of the Arun District Local Plan; the National Planning Policy Framework; and policy DDM1 of the Arun Local Plan 2011-2031 Publication Version showing Modifications.*
 2. *The design of the proposed two floor extension fails to respect the character and appearance of the host dwelling, particularly in respect of window designs, window sill heights, detailing & dormers and this will be harmful to the streetscene, when viewed from public viewpoints to the north east. The proposal is therefore contrary to policy GEN7 of the Arun District Local Plan; the National Planning Policy Framework; and policies DDM1 & DSP1 of the Arun Local Plan 2011-2031 Publication Version showing Modifications.*
- 2.2. A new application which was the subject to informal pre-application negotiation which concluded that the changes put forward in respect of obscure glazing, window positions and window designs would resolve the 2nd refusal reason and the overlooking issue was submitted under reference BR/317/18/PL. It was also advised a pre-app stage that the "Daylight and Sunlight Assessment" as undertaken by Herrington Consulting Ltd would resolve the light loss issue. However, the Council considered that the overbearing impact on the neighbouring dwelling would remain.
- 2.3. During the consideration of this second application it came to the attention of the case officer that the property was a non-designated heritage asset – being a building of character. As such policy HER DM2

is relevant and states that alterations or extension of Buildings of Character will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. Also features of such buildings which contribute to these interests will be preserved. As the applicants were not aware of this status of the building, they were, in my opinion, unreasonably criticised for not submitting a Heritage Statement.

2.4. The application was refused for 3 reasons, as set out below:

- 1. The scale of the proposed two floor extension to the rear of 86 Annandale Avenue will result in an overbearing impact on the amenity of the existing rear windows of no. 84 and its garden causing harm to the living conditions of the occupants. The proposal is therefore contrary to policies D DM1, D DM4 and QE SP1 of the Arun Local Plan and the guidance on good design within the National Planning Policy Framework (paragraph 127).*
- 2. In the absence of a signed legal agreement, the application fails to make a financial contribution towards the cost of providing accessible natural open green spaces to mitigate the impact of the new residential occupants on the Pagham Harbour Special Protection Area and the proposal is therefore not in accordance with policies END DM1 and ENV DM2 of the Arun Local Plan and the guidance within the National Planning Policy Framework.*
- 3. In the absence of a Heritage Statement, the application fails to give due regard to the impact of the proposals on non-designated heritage assets and is therefore contrary to policy HER DM2 of the Arun Local Plan and paragraph 189 of the National Planning Policy Framework.*

2.5. A UU for bird disturbance will be completed prior to a decision being made. This will address refusal reason 2.

2.6. A Heritage Statement is attached as part of this statement to address refusal reason 3.

2.7. This leaves reason 1 – alleged overbearing impact. This is discussed later in this report.

3.0. PRINCIPLE

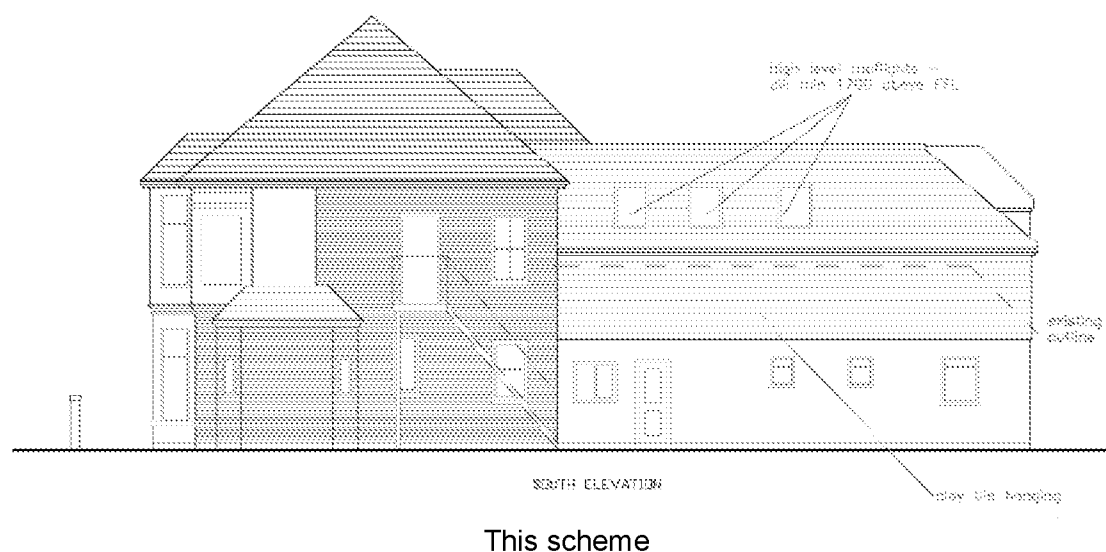
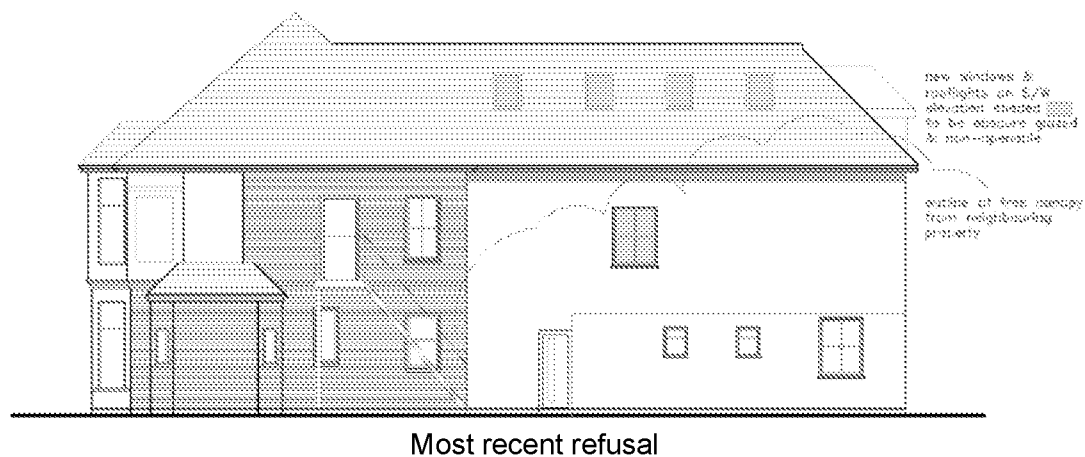
- 3.1 The site lies within the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan (ALP) and provided it is in accordance with other policies of the Local Plan covering such issues as character/design, heritage, residential amenity, space standards and highway safety/parking.
- 3.2 Policy SD SP1 of the ALP states: "When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)."
- 3.3 The application site lies within the settlement boundary of Bognor Regis and there are various local amenities and services within walking distance of the site along street lit footways. Bognor Regis Train Station is a walk or cycle of around 640m and there are bus stops nearby on Longford Road (100-160m) and Chichester Road (180m). The closest food shops are either a Tesco Express near to the Bognor Regis train station (750m) or the Morrisons supermarket in Bognor Regis (900m).
- 3.4 The site also sits within 200m of the Bognor Regis hospital, 600m of the Edward Bryant School in Bognor Regis, 1.2km of Bersted Green Surgery and the same distance to Bersted Green Primary School. It is therefore considered that the proposal is environmentally sustainable as residents will not need to rely on the private car to access basic services & facilities.
- 3.5 NPPF para 118(d) states "Planning policies and decisions should: promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing". Furthermore, para 123 states where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. Higher densities will be encouraged for city/town centres and other locations that are well served by public transport.
- 3.6 The proposal accords with SD SP1 and SD SP2 of the Arun Local Plan and with the guidance in the NPPF on the efficient use of land.

4 OVERBEARING?

- 4.1 Policy D DM1 requires the Council have regard to certain aspects when considering development including having minimal impact to users and occupiers of nearby property and land. Policy D DM4 requires that extensions/alterations: sympathetically do not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties. Regard should be had to para 127 of the NPPF which states that developments should provide a high standard of residential amenity for existing and future users.
- 4.2 Policy QE SP1 states: "The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity".
- 4.3 The first application was considered to be unacceptable and in conflict with the policies of the development plan in respect of harm to the living conditions of the neighbouring property to the southwest (84 Annandale Avenue). This was for the reasons of overbearing impact, loss of sun/daylight and overlooking.
- 4.4 In response, the applicant amended the scheme to remove the dormers in the flank roof planes and reduced the number of windows in the south west elevation on the first and second (roof) levels. These remaining windows were also shown as non openable and obscure glazed such that the new residential occupiers will not be able to look out of these windows into the neighbours rear garden or towards their rear windows. In addition, the applicant provided a "Daylight and Sunlight Assessment". This concluded that the reduction in day and sun light to the neighbours windows is less than what would be considered to be a notable impact.
- 4.5 Therefore, it was accepted that there will be no harmful loss of sun or day light to the neighbours.
- 4.6 However, that scheme was not amended in terms of its rear depth or height and it was not considered that the changes to the windows/dormers alter the previous conclusion that the scheme will result in an overbearing impact on the neighbouring property. The new two floor extension would have added a further 5.1m to the height of the existing ground floor extension and will add 11m of new depth at first floor and roof levels. The extension would be due north east of the neighbouring property and 2-2.5m from the boundary (3m from the 84 itself).
- 4.7 Officers accepted that the common boundary with 84 comprises a 1.8m high part fence/part wall and that there are substantial trees approximately 6 metres in height. However, as the supplied CGI image showed, the new extension will still be visible from the neighbouring

property and it was considered by Officers that it would be a domineering and overpowering addition to 84's existing outlook.

- 4.8 In this amended scheme the second floor flat has been deleted from the scheme.
- 4.9 The overall height of the rear extension will increase by 2.8m compared to the refused scheme which was 5.1m. This represents a significant reduction in the overall scale of the proposed extension.



- 4.10 A comparison between the previous refusal and this scheme as illustrated above demonstrates the significant reduction in scale which is assisted by having the roof slightly recessed from the existing roof, providing a clear visual break between the main roof and the rear extension. Whilst the first floor addition runs the full length of the existing extension the reduction in height and recessed roof plane mean that this latest design will not be overbearing.

5 HERITAGE STATEMENT

- 5.1 No. 86 Annandale Avenue is a locally designated Building of Character. As such policy HER DM2 is relevant and states that alterations or extension of Buildings of Character will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. Also that features of such buildings which contribute to these interests will be preserved.
- 5.2 Paragraph 189 of the National Planning Policy Framework (NPPF) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. Para 190 then requires that Local Planning Authorities identify and assess the particular significance of the heritage asset that may be affected by a proposal. It is then necessary to consider the level of harm associated with the proposal and if there is 'less than substantial harm' or 'substantial harm' it is necessary to assess the level of public benefit (paragraphs 193-196).
- 5.3 The property is a detached two storey corner property with a double, full height bay frontage. It has a mixture of light brown / orange brick grey render with darker brick decorative detailing at first floor. The lower half of the front bays are in contrasting white painted render which echos the white painted windows.
- 5.4 In contrast the rear extension has a light blue / green rendered finish with very different window styles. However, due to the scale of the original front part and the substantial screening along the northern boundary there are only minimal views of this extension.



- 5.5 The present scheme, following on from the previous scheme, now matches with the existing window designs, does not incorporate soldier courses, removes the dormers from the flank roof planes and better reflects the existing window sill heights. Render is no longer shown with the increased in wall height on the rear extension faced with tile hanging, drawing on examples of its use on the opposite side of Chichester Road, in order to minimise its overall bulk. The dormers on the rear are acceptable as they do not dominate the whole building due to their position and are also small scale features. The appearance is considered to be acceptable and there is no conflict with policies D DM1, D SP1 and D DM4 of the ALP in terms of appearance.
- 5.6 The assessment set out above identifies that it is the original house which exhibits features of character that are worthy of preservation. The single storey rear extension possesses no such features.
- 5.7 This latest scheme seeks to echo the important features of the main house in order to ensure that the increased rear extension makes a positive contribution to the heritage asset. As such, the proposal will NOT result in any harm to the significance of the heritage asset and its interest levels.
- 5.8 It is therefore considered that the proposal fails to comply with paragraph 189 of the NPPF and policy HER DM2 of the ALP.

6 CONCLUSION

- 6.1 There is no in principle objection to further residential development on this site within the built up area and it is considered that the proposal complies with development control criteria concerning highway safety, parking, internal space standards, character and overlooking/light loss.
- 6.2 Importantly, it is considered that the proposed first floor extension – which has been significantly reduced in scale - will NOT have an unacceptably overbearing impact on the amenity of the adjoining residents.
- 6.3 Furthermore, the application has addressed the potential for harm to this locally listed building and there is a draft legal agreement in place to secure the required Pagham Harbour mitigation measured.
- 6.4 Planning permission should therefore be forthcoming.