

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

REF NO: BR/232/24/HH

LOCATION: 11 Chichester Road
Bognor Regis
PO21 2XG

PROPOSAL: Proposed loft conversion. Adjustments to the fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks the conversion of the loft to habitable use. This scheme has been amended during the lifetime of the application, and now includes the installation of 2 rooflights and 2 flat roofed dormers to the front elevation, and 5 rooflights to the rear. This is a resubmission of BR/170/24/HH, with an amended design.
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RELEVANT SITE HISTORY

BR/170/24/HH	Conversion of loft to habitable use including installation of 4 No. front dormers and rear rooflights.	Refused 11-11-24
BR/26/24/HH	Single storey front and two storey side extension following granted upward extension by BR/259/23/PD. New roof to existing conservatory. Widening the access gate. Demolition of existing garage.	ApproveConditionally 08-04-24
BR/259/23/PD	Prior approval under schedule 2, part 1, Class AA for the construction of an additional storey with a maximum height of 7.81m.	No Object'n + Conds 19-01-24

REPRESENTATIONS

Bognor Regis Town Council - Objection:

- The scale and height of the building, with the addition of dormers to the rear, are such that it has unneighbourly and significantly adverse impacts on the amenities of the occupiers of the neighbouring property to the east.
- The dormers appear overbearing and oppressive in contradiction with Policies D DM1 and QE SP1 of the Arun Local Plan.
- The grounds which Arun refused permission previously (BR/170/24/HH) still stand.

1 objection from nearby occupiers.

- The rear dormers would have a severe negative impact on privacy, and block light and make a previously open space feel over-shadowed.
- The dwelling is much bigger than neighbouring properties, and is grossly more dominating from the rear than any other property.
- The original building could not be seen at all, but is now overbearing.
- It already has four large second floor windows that overlook neighbouring properties.
- The addition of the dormers at such an excessive height would create an overbearing facade to neighbouring properties.
- The dormers would be higher than existing rear bedroom windows and would have a direct downward sightline into the rear elevation.

Agents response:

- The works will not affect the sunlight of the neighbours.
- The house is minorly higher than allowed under the prior notification application.
- Comments regarding house value.
- The building is in line with Building Regulations.
- Comments regarding comparison of internal space required by both parties.
- There are existing dormers in the locality which have been granted.

CONSULTATION RESPONSES RECEIVED:

Comments noted. Issues in regard to material planning considerations are addressed in the conclusions. Matters concerning property value or space requirement for use of the property is not relevant to this application. Building Regulations are a different matter, and not addressed by planning. Only matters concerning design and visual amenity, character, and residential amenity can be considered.

POLICY CONTEXT

Built Up Area Boundary
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
CIL charging zone 4

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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

BACKGROUND

An application was made in 2024 for the conversion of the roof to habitable space, including the construction of 4 flat roof dormers to the front elevation, and rooflights to the rear. This was refused under BR/170/24/HH for the following reason:

'The construction of 4 No. dormers to the principal elevation would constitute an unduly bulky and dominant overdevelopment of the roof form, which is worsened by the increased ridge height of the property. The dormers, coupled with the increased roof height, would detract from and adversely harm the visual appearance and character of the property, and appear incongruent with the composition, character and appearance of the locality. This is in conflict with policies D SP1, D DM1 and D DM4 of the Arun Local Plan, and Part M of the Arun Design Guide.'

PRINCIPLE

The key policies are D SP1, D DM1 and D DM4 of the Arun Local Plan (ALP), and guidance set by the Arun Design Guide.

Bognor Regis has a 'made' Neighbourhood Development Plan, however there are no policies of relevance to this application.

DESIGN AND VISUAL AMENITY

The proposal seeks the conversion of the loft to habitable conversion; resulting in the two storey property becoming two and a half. These works will include the construction of 2 flat roofed dormers and 2 rooflights to the front elevation, and 5 rooflights to the rear.

The original property comprised a low height single storey bungalow with gable roof. Under BR/259/23/PD, prior approval was granted for the construction of an additional storey, with a maximum height of 7.81m. Following this, an application for a single storey front and two storey side extension was approved by BR/26/24/HH. The height of the building had increased in the proposed drawings to 8m. The drawings submitted with this application identify that the overall works to the roof, would result in a final ridge height of 8.6m, which would be 0.8m higher than granted under permitted development and 0.6m higher than approved by BR/26/24/HH. The height of the dwelling at present is taller than its neighbouring properties, and is more dominant of the street scene than the original building. Further additions to the roof should be minimal to ensure the main roof does not appear overdeveloped or obtrusive in its design against other neighbouring properties.

Policy D SP1 of the Arun Local Plan requires all development proposals to reflect the characteristics of the site and their local area in their design and architectural detail. This is re-iterated under policy D DM1 of the ALP, which sets the aspects of form and design quality for developments in the district. Policy D DM4 (a) and (e) seeks that alterations sympathetically related to and is visually integrated with the existing building, and does not compromise the established spatial character and pattern of place. Chichester Road and its surrounding roads comprise a variety of differing scales and designs of buildings; the properties either side of the site comprising a one and half storey bungalow to one side, and a two storey care home with large single storey extensions to the other. In the wider vicinity, there are a large number of detached and semi-detached two / two and half storey properties. Dormers are present in the wider locality; however a key similarity between those existing are that they are minor in scale, minimal in number and sympathetic to the main property, in almost all cases being a sensitive addition to the roof which does not form a dominant key feature of the principal elevation.

The amended design to install 2 flat roofed dormers to the front elevation is an improvement to the previous application; with the dormers appearing more sympathetic in scale to the main roof. They are a less dominant feature of the roof form than previously, and would appear more reflective of other smaller flat roofed dormers in the vicinity. They measure a maximum height of 8.5m from the ground floor, with a width of approximately 2.5m and projection from the roof slope by 3.2m. Whilst flat roofed dormers are generally less desirable from a design perspective over hipped or gable roof dormers which have more visual appeal, in this case the proposal is not of significant enough harm to visual amenity to warrant a reason for refusal. The dormers are proportional to the roof form, not overly dominant, and integrate with the visual appearance and character of the dwelling itself. Given the varied appearance and character of other properties in the surrounding property, the dormers would not appear unduly out of keeping with the rest of the street scene. As such, the dormers to the front elevation are acceptable.

It is proposed for external walls of the dormers to be clad with weatherboarding (Hardie Plank Cedar) in the colour Grey Slate. There are few examples of weatherboard cladding in the immediate vicinity; however there is use of this material in the wider locality. Given the minor amount of weatherboarding that would be used, its incorporation is acceptable.

The Arun Design Guide (ADG) provides guidance on good design principles for dormers, to ensure these are sensitively designed, and well integrated with the rest of the property. Part M of the ADG states that dormers should be a minor incident in the roof plane, not be overly dominant or out of proportion, not damage the original character and appearance of the building and its surrounding area, and minimise interference to the original form and appearance of the building. The proposal is in accord with this.

In regard to the loft conversion itself, and introduction of rooflights to the front and rear elevation, these works are acceptable given their minor impact on the visual appearance and character of the building. They would have no adverse harm to the visual amenity of the property, or the surrounding area.

The proposal is a significant improvement on the previous application, and overcomes the previous reason for refusal. The works will not have an adverse impact on the visual appearance of the property, nor the character of the locality. This is in accordance with policies D SP1, D DM1 and D DM4 of the Arun Local Plan, and part M of the ADG.

RESIDENTIAL AMENITY

The proposal would see the introduction of 2 dormers to the front, at a height of 8.5m; and 7 rooflights at a height of approximately 7.6m. Whilst these would be substantial additions to the roof form, especially in regard to the dormers, their location is such that the impact on residential amenity does not result in demonstrable harm. The dormers to the front would not unduly overbear or overshadow either neighbouring property, and would provide an outlook that overlooks the street scene and roundabout. The dormers would not provide any overlooking opportunities which would result in adverse harm to residential privacy or amenity.

The rooflights to the rear would not be overbearing or overshadowing, by virtue of their location flush to the roof plane; however they would increase the opportunity for overlooking, being on the rear elevation. This elevation abuts the rear gardens of properties in Annandale Avenue and Victoria Drive, providing additional views of the rear elevations. Whilst the location of the rooflights would give some visibility of the rear gardens, due to the nature of the rooflights being sloped, this would be limited. Any views harmful to amenity would only be possible with intention, and such would not be incidental overlooking easily accessible to the viewer.

The ADG states that alterations to properties should not negatively impact, and instead protect,

neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with this.

The proposed works will not result in any adverse overbearing, overlooking or overshadowing, and is in accordance with D DM1 and D DM4 of the Arun Local Plan, and ADG.

SUMMARY

The development is in accord with the 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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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 PL 301
Site Plan PL 302
Proposed Plans and Elevations PL 304 Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 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. This is with the exception of the external walls of the dormers, which shall be Hardie Plank Cedar Cladding in Grey Slate.

Reason: In the interests of amenity in accordance with Arun Local Plan policy D DM1.

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 5 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).