

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

REF NO: BR/233/21/HH

LOCATION: 77 Hillsboro Road
Bognor Regis
PO21 2DY

PROPOSAL: Hip to gable loft conversion with 2 x side dormers

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a hip to gable loft conversion with 2 x side dormers.

REPRESENTATIONS

Bognor Regis Town Council - No Objection.

1 Letter of Objection received from nearby occupier:
- Concerns about the windows to the left of the property affecting privacy and light.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
WSCC Mineral Consultation Areas

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

PRINCIPLE

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

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

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.

DESIGN AND VISUAL AMENITY

The existing property is a detached single storey bungalow to south east of Hillsboro Road. The property is constructed of brick with a pitched tiled roof. The neighbouring properties are number 79 to north east and number 75 to south west. To the north are properties separated by the road and to the north north east is the Co-Op retail store. To the south east are gardens of properties set back. The surrounding area is residential in character and contains a mixture of property designs.

The proposals are for a hip to gable loft conversion with 2 x side dormers. Due to the siting to front sides the hip to gable loft conversion will be highly visible from street scene and adds bulk to existing roof line and therefore do not appear subservient to the host dwelling and so in this regard conflict with policy D DM4 of the Arun Local Plan. However they are not considered out of character due to there being a mixture of designs within street so does not adversely impact street scene or surrounding character of area so complies with policy D DM1 of the Arun Local Plan.

The proposal will have the same height as existing roof ridge. The gable ends will extend in length to the front at first floor however it retains around 4.55m to the front boundary and is in line with existing building line to front so is acceptable.

To the rear the proposal retains a gap of around 3.95m to the rear (south east) elevation of property. There is a gap of approximately 1.3m retained to both north east and south west side boundaries. There is 26.1m retained to the rear (south east) boundary.

The hip to gable loft conversion will form two new bedrooms, a dressing room and bathroom at first floor. It will contain one new window (2 window panes) to front (north west) and one new set of French doors with glass balustrade to rear (south east) at first floor.

The two side dormers will be sited to the north east and south west roof planes. Due to siting to sides they will be highly visible from the street scene. They are a large addition to the sides of the property due to their box shaped design. However they could be done under Permitted Development dependent on the size and materials used so are acceptable.

The dormers will be approximately 4.23m wide x 2.63m high x 4.16m deep. They will both contain one new large window (2 panes) each.

There will also be installation of two new roof windows to both north east and south west roof planes at first floor. These are sited towards the centre / front of the roof so will be visible from street scene but will not cause adverse impact due to being set back from street scene by around 6.87m.

Arun recently adopted a Design Guide. It states development should be subservient to the main property and this complies in terms of size and scale. It states that roof extensions should be located in discreet positions on rear elevations wherever possible. Whilst the proposal to front/sides doesn't comply it is located to the sides and a gap to the street scene minimizes impact. Also certain hip to gable loft conversions can be done under permitted development dependent on the size and scale.

It also states that small scale dormer windows with pitched roofs are favoured over large, flat box-shaped designs. Whilst the proposal doesn't comply it is below the roof ridge line and they could be done under Permitted Development dependent on the size and materials used so is acceptable.

It also states that when extensions include roof lights, these should maintain the privacy of neighbouring properties. It states any roof light located on the roof slope of a side elevation should use obscured glass. A condition will be required to obscure glaze the new roof windows to be installed on the north east and south west side roof slopes.

The proposed materials seem to match existing property and consist of plain clay tiles to pitched roof to match, GRP covering to new dormers, plain tile hanging to walls, and white framed UPVC windows and doors so complies with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed hip to gable loft conversion will have the same height as existing roof ridge. The gable ends will extend in length to the front and rear at first floor.

Due to a gap of approximately 1.3m retained to the north east there is risk of overshadowing or overbearing effect to neighbouring property number 79 to north east. However due to roof shape and distance of around 4.60m to the neighbouring property to north east there is no adverse harm caused.

Due to a gap of only 2.45m retained to the neighbouring property number 75 to south west there is increased risk of overshadowing or overbearing effects to no. 75 however due to no.75 being at two storey it will not cause adverse harm.

Due to one new window to first floor front (north east) and rear (south east) there is no harm to neighbouring amenity due to road to front and large distance of around 26.1m retained to the rear (south east) boundary so is acceptable.

Due to the two new dormer containing two new windows to the north east and south west there is increased risk to overlooking to neighbouring property no. 79 to north east and no. 75 to south west however the new dormer windows will be obscured glazed and non opening below 1.7m from floor level as per the plans submitted so is acceptable.

Due to two new roof windows to north east roof plane there is increased risk of overlooking to no. 79 roof windows to north east first floor. A condition will be required to obscure glaze the roof windows and be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed to protect neighbouring amenity.

Due to two new roof windows to south west roof plane there is increased risk to overlooking to no. 75 to south west first floor however due to a gap of around 4.49m to neighbouring property. A condition will be required to obscure glaze the roof windows and be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed to protect neighbouring amenity.

The proposed development is not considered to result in adverse harm upon amenity and accord with D

DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development accords 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 and Site Plan Rev A
 Proposed Ground Floor Plan Rev A
 Existing Ground Floor Plan Rev A
 Proposed First Floor Plan Rev C
 Existing Elevations Rev -
 Proposed Elevations Rev -

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 3 The roof windows on the north east and south west elevation of the building shall at all times/be glazed with obscured glass/fixed to be permanently non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 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.