

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

REF NO: BR/246/21/HH

LOCATION: 93 Chichester Road
Bognor Regis
PO21 5AE

PROPOSAL: Conversion of roofspace to habitable use to include a rear flat roof dormer and conversion of roof from hip to gable end

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to convert the loft space into habitable accommodation with the addition a rear dormer and a hip to gable extension.

REPRESENTATIONS

Bognor Regis Town Council provided no objection.

1 letter of objection received from a nearby occupier.

- Concerns of the height and build of the roof and dormer.
- Light may be restricted from the east side of our property.
- There has been no direct communication of the application.
- There is no direct access to the rear of the property.

Comments noted and addressed in the conclusion. We do not contact neighbouring properties directly and a site notice was posted to advertise the application.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

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

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

DESIGN AND VISUAL AMENITY

The proposal will alter the appearance of the property and with the dwelling fronting Chichester Road, it will be highly visible from the wider area.

The property is a two storey semi detached dwelling and has a two storey side addition with flat roof. The application seeks a roof extension which will alter from a hip to gable end. The roof will extend across and incorporate the existing flat roof two storey side addition. The roof alteration adds bulk however it results in a more sympathetic integration of the side addition with the main dwelling.

Materials match the existing which ensures it appears well integrated/in keeping with the dwelling.

The surrounding properties consist predominately of semi detached pairs of dwellings and the alteration is not considered to result in the dwelling appearing out of character with the area.

A dormer is proposed although is not visible from the wider area, being located to the rear elevation.

The Arun Design Guide states dormers should be located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure. It favours small scale dormer windows with pitched roofs over large, flat box-shaped designs. The proposal partly complies with this, considered appropriate in scale to the size of the dwelling. It features a flat roof although this is to the rear of the property and is not visible from the wider area and is likely to fall under permitted development. Alterations to the roof profile should not detract from the character and appearance of the dwelling or wider area in any case and the alteration is deemed to comply with this.

The development is not considered to result in harm upon the appearance of the street scene or wider area and accords with D DM1 and D DM4 of the Arun Local Plan and the Design Guide.

RESIDENTIAL AMENITY

The roof extension is not considered to result in refusable harm on neighbouring amenity. The neighbouring dwelling at 95 has a cat slide roof to the east side. As such the eaves extend to ground floor level and with no windows to the side elevation, the addition is not considered to result in a refuseable overbearing or overshadowing impact due to size and location.

The dormer to the rear will have a height of 2.7m, a depth of 4m and a length of 4.8m. Due to its siting and size will not give rise to adverse overbearing or overshadowing retaining around 3.2m to the west. There will be a window to the dormer which will provide additional views which are not currently achievable. However these are predominately towards the rear of the site and with the dormer likely PD, views are not considered significant.

The proposal is not considered to result in demonstrable harm on amenity by way of overbearing,

overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local 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
 - Floor and Roof Plan - PL/2
 - Elevation Plan - PL/1

 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 materials and finishes of the external walls and roof 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 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.