

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

REF NO: BR/255/18/HH

LOCATION: 30 Mansfield Road
Bognor Regis
PO22 9EY

PROPOSAL: New roof with first floor accommodation, dormer to side elevation, porch to side elevation & rear two storey extension (resubmission following BR/69/18/HH).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION New roof with first floor accommodation, dormer to side elevation, porch to side elevation & rear two storey extension (resubmission following BR/69/18/HH).

The application seeks to amend the previous permission BR/69/18/HH by way of the following;

- Alteration of single storey flat to hipped roof to create a gable end.
- Installation of a velux window to the north east side elevation.

RELEVANT SITE HISTORY

BR/69/18/HH	New roof with first floor accommodation, dormer to side elevation, porch to side elevation & single storey rear extension (revision to previously approved BR/305/17/HH).	ApproveConditionally 18-05-18
BR/305/17/HH	New roof with first floor accommodation & new dormer & new single storey rear extension	ApproveConditionally 10-01-18

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council

Bognor Regis Town Council provided no objection.

10 letters of objection from 8 nearby occupiers.

- The property no longer resembles a bungalow and is not in keeping with neighbouring homes.
- The property is too imposing.
- The proposed velux would result in overlooking to our property.

- We will lose our privacy.
- We will lose daylight and a vast amount of skyline.
- Proposal creates an unneighbourly impact.
- There is a significant increase in scale.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary.

PD Restriction.

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINICPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

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

BACKGROUND

Planning permission was granted under BR/305/17/HH for a new roof with first floor accommodation, a new side facing dormer, side porch, gable end roof porch to north east elevation and single storey rear extension on the south east elevation with flat to hipped roof. Materials consist of a mixture of matching painted render, brickwork and light grey coloured Marley Eternit Cedral Weatherboarding.

The site more recently had permission approved in May of this year under BR/69/18/HH to amend the application by way of the following:

- Main roof to have gabled not hipped ends;
- Change in colour of the cladding from yellow to light grey;
- Porch to be clad as opposed to being built of brick.

This application seeks further alterations and therefore this report will only assess the changes which include;

- Alteration of the roof to the rear from single storey flat to hipped roof to a gable end.

- The installation of a velux window 1.2 x 0.6m to the north east side elevation.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a gable end to a single storey rear extension on the south east elevation currently with a flat to hipped roof.

The roof alteration will appear well integrated with the host property which has an existing front gable therefore improving overall uniformity. Whilst the development will alter the appearance of the dwelling, due to its siting at the rear, it is considered that the proposal has no significantly detrimental impact upon the wider locality of the area in itself, as there are few viewpoints of this aspect of the application from the street scene.

The proposal is deemed acceptable in terms of design and visual amenity and accords with DDM1 and DDM4 (b) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The alteration to the roof from a flat hipped to a gable end will increase the depth and overall roofline of the dwelling by 4.75m to the rear. This will increase the volume of the roof area ultimately increasing the area of the first floor accommodation. The height will match the ridge line of the host dwelling at 6.75m. This will lead to an increase of approximately 4m in height to the rear the dwelling.

The creation of a gable end will result in the addition of significant bulk to the rear of the property and as such this is considered to result in an overbearing impact upon the neighbouring residential amenity specifically to the north at 32 Mansfield Road and to the south west elevation at No 28.Mansfield Road.

The rear of the host dwelling extends beyond that of the rear conservatory of the neighbouring dwelling at No 28. Mansfield Road. As a result of the siting of the host dwelling it is likely to give rise to adverse overshadowing upon this elevation and again to the northern elevation at 32 Mansfield Road. It is noted the proposal is also likely to give rise to a loss of outlook upon properties situated north and north east however this is not considered significant. The application also proposes a velux to the north east side in the additional roof space which is likely to give rise to slight overlooking upon neighbouring amenity to the north east however views are not likely to be significant.

It is considered that by virtue of the proposals increase in height and length in relation to neighbouring dwellings, the proposed development would be overly dominating and therefore significantly harmful upon the neighbouring properties. The overall increase in bulk and scale to the rear will result in a significant increase in overbearing and overshadowing which will give rise to a detrimental impact upon the neighbouring amenity and is unacceptable when seen in context with surrounding dwellings, the majority of which are hipped roofed bungalows. Resultantly the proposal is in conflict with DDM1 (3) and DDM4 (c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to be in conflict with the relevant development plan policies and as such is recommended for refusal.

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

REFUSE

- 1 The proposed development by virtue of its siting and its increase in bulk and scale is considered to appear unduly dominant and will result in a significant increase in overbearing and overshadowing which will give rise to a detrimental impact to the amenities of the occupiers at No 28 and No 32 Mansfield Road. It would therefore be contrary to policies DDM1 and DDM4 of the Arun Local Plan (2011-2031) .
- 2 **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 identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.