

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

**REF NO:** BR/269/14/HH

**LOCATION:** Sunnysdene  
Devonshire Road  
Bognor

**PROPOSAL:** Alterations to roof providing a gable end to extend 1st floor

**SITE AND SURROUNDINGS**

|                                       |                                                                                                                          |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION            | As above.                                                                                                                |
| SITE AREA                             | Approximately 452 square metres.                                                                                         |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A                                                                                                                      |
| TOPOGRAPHY                            | Predominantly flat                                                                                                       |
| TREES                                 | None affected by the proposed development.                                                                               |
| BOUNDARY TREATMENT                    | Close boarded fencing approximately 1.8m-2m surrounds the site.                                                          |
| SITE CHARACTERISTICS                  | Detached bungalow with integral garage. The walls are rendered painted yellow with a tiled roof and white window frames. |
| CHARACTER OF LOCALITY                 | Residential road comprising detached properties of various styles and designs.                                           |

**RELEVANT SITE HISTORY**

|           |                  |                                    |
|-----------|------------------|------------------------------------|
| BR/104/94 | Garage extension | ApproveConditionally<br>20-05-1994 |
|-----------|------------------|------------------------------------|

**REPRESENTATIONS**

**Representations received:**

Bognor Regis Town Council  
No objection.

**Comments on Representations received:**

None

**CONSULTATIONS**

**Consultations responses received:**

None

**Comments on Consultation responses:**

None

## POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

## DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [DEV19](#)  
[GEN2](#)  
[GEN7](#)

[Publication Version of the Local Plan \(October 2014\):](#)

Extensions to existing residential buildings  
Built-up Area Boundary  
The Form of New Development  
D DM1 Aspects of Form and Design Quality  
D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)  
D SP1 Design  
SD SP2 Built-Up Area Boundary

## PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

## POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards its

being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Arundel; Barnham & Eastergate; Bersted; Felpham; Littlehampton; Yapton

#### **DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

#### **OTHER MATERIAL CONSIDERATIONS**

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

#### **CONCLUSIONS**

The detached bungalow is sited to the rear of properties 10-14 in Devonshire Road. The application seeks to alter the roof on the western side to a gable end to create an en-suite in the existing bedroom accommodation.

The roof alteration is considered to be visually subservient to the host dwelling and will not compromise the appearance of the dwelling. The neighbouring properties to the west in Victoria Drive are sited approximately 30m away and the property to the north No 8A 17m away. There are no openings proposed on the western side and the roof light on the southern side will face the rear garden. It is not considered that the amended roof line would create a loss of outlook to the neighbouring properties.

The proposal will not be readily visible within the street scene, nor would it harm the established character and appearance of the surrounding area or have an adverse impact on the residential amenities of neighbouring properties.

It is therefore recommended to approve the application, subject to conditions.

#### **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 for 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 a neutral impact has 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).

#### **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 received on 20th October 2014.

Block, Proposed Ground & First Floor Sheet 1 of 3.  
Proposed Elevations & Section Sheet 2 of 3.  
Existing Floor, Elevations, Roof and Proposed Roof Sheet 3 of 3.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the roof extension hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.