

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

REF NO: BR/28/26/HH

LOCATION: 37 Bassett Road
Bognor Regis
PO21 2JH

PROPOSAL: Conversion of loft space to habitable accommodation, single storey rear extension, external thermal insulation and horizontal cladding to external walls. Replacement windows and doors. Installation of photovoltaic panels to southern roof slope.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bognor Regis Town Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.

Within an area with potentially high ground water.

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)
ECCDM1	ECC DM1 Renewable Energy

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The application site comprises a detached bungalow located at 37 Bassett Road, Bognor Regis.

Planning permission is sought for the erection of a single storey rear extension, the conversion of the existing loft to provide habitable accommodation, alterations to the external materials including the introduction of horizontal cladding with external insulation, the installation of solar panels to the southern roof slope, and associated internal layout changes. The roof would be extended to create a small overhang to each gable end.

The proposed rear (south) extension would measure approximately 2m in depth and 3.9m in width, with a flat roof form with a maximum height of approximately 2.7m. The extension would be modest in scale and would infill the area between the existing rear projection and the main rear elevation of the dwelling. Given its siting and limited projection, the extension would not be visible within street scene.

Proposed fenestration includes uPVC folding doors at the rear (south) elevation, together with a casement window on the same elevation. A slim vertical window is proposed on the western side elevation in the same position as the existing opening. Additional uPVC casement windows are proposed at ground floor level on the existing side (west) elevation to serve the amended internal layout.

The proposed depth of the rear extension would comply with the guidance set out in the Arun Design Guide (ADG) which states that single storey rear extensions should not exceed a depth of 3.3m. The overall scale and design of the rear extension would be proportionate to the host dwelling, ensuring it would remain visually subservient. As such, the proposed rear extension is in accordance with Arun Local Plan policy D DM4 and the ADG.

The proposed loft conversion would create additional habitable accommodation and would not result in any material changes to the form or profile of the roof. The northern and southern roof slopes would be marginally extended by approximately 0.4m to form a verge required to accommodate the proposed thermal insulation. This alteration would not be perceptible from the public realm and would not result in harm to the visual amenity of the dwelling.

First floor fenestration associated with the loft conversion would comprise three Velux rooflights on the front (north) roof slope and one Velux rooflight on the rear (south) roof slope. Two windows are proposed on each of the eastern and western elevations at first floor level. These side facing windows would be obscure glazed and non opening below 1.7m from finished floor level. The proposed works to facilitate the loft conversion would be small in scale and would not result in harm to visual amenity, in accordance with Arun Local Plan policy D DM4 and the ADG.

The application also proposes a change in external materials, including the use of white fibre cement horizontal cladding to all elevations, including the rear extension. The surrounding area is characterised by a varied material palette, including brickwork, render and cladding in various colours. In this context, the proposed change of materials would not appear incongruous and would not harm the character or visual amenity of the dwelling or the wider street scene and is therefore in accordance with Arun Local Plan policy D DM4 and the ADG.

15 solar panels are proposed on the rear (south) roof slope. Due to their siting, the panels would not be visible from the public realm. Each panel would measure approximately 1.1m in width by 1.9m in length, and their overall appearance and scale would be proportionate to the host building. The panels would integrate well with the dwelling and would not appear visually intrusive. As such, they would not result in harm to the character or visual amenity of the dwelling or surrounding area, in accordance with Arun Local Plan (ALP) policy ECC DM1.

Overall, the proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with Arun Local Plan policies D DM1, D DM4 and ECC DM1 and the ADG.

RESIDENTIAL AMENITY

The proposed rear extension would be set in approximately 3.4m from the eastern side boundary. This separation distance is sufficient to prevent any harmful overbearing or overshadowing impacts to the neighbouring dwelling to the east. In addition, the extension would be partially screened by an existing shed along the boundary, further reducing any potential impact.

To the western side, the extension would be screened by the existing rear projection of the host dwelling and would not be visible from the neighbouring property. As such, the proposal would not result in any overbearing or overshadowing impacts to the neighbouring occupier to the west.

Fenestration within the rear extension would comprise glazed sliding doors and a window on the southern elevation. These openings would be located in a comparable position to existing openings and would provide an outlook over the private amenity space. The neighbouring dwelling to the south is located at a separation distance of approximately 14.5m, which would be sufficient to prevent any harmful overlooking or loss of privacy.

New openings are proposed at ground floor level within the existing eastern side elevation of the dwelling. These would be located in a similar position to existing windows. Given the separation distances maintained and the presence of existing fenestration, these openings would not introduce any new material increase in overlooking or loss of privacy to the neighbouring occupier to the east.

The loft conversion would result in a marginal widening of the roof verges by approximately 0.4m. This alteration would not materially increase the bulk or massing of the roof and, as such, would not give rise to any overbearing or overshadowing impacts to neighbouring properties.

First floor fenestration associated with the loft conversion would include three rooflights within the front (north) roof slope, which would primarily overlook the front amenity space and the public highway. Two windows are proposed within the eastern and western flank elevations at first floor level. These would be obscure-glazed and non opening below 1.7m above finished floor level in order to prevent any loss of privacy to neighbouring occupiers and a condition would be attached to this planning permission to require the windows to be maintained in this condition. A single rooflight is proposed on the rear (south) roof slope, with an outlook over the private amenity space. Given the separation distance to the neighbouring property to the south, this opening would not result in any overlooking or loss of privacy.

Given the nature, scale and siting of the solar panels, the proposed solar panels would not result in any adverse impacts to neighbouring residential properties. The panels would be affixed in-roof, and as such would not give rise to any impacts related to overbearing, overshadowing, or overlooking.

The development would not result in harm to neighbouring amenity, in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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

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.

CIL DETAILS

This application is not CIL liable.

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 drawings:

- Existing Site Plan and Location Plan PL01
- Proposed Site Plan PL05
- Proposed Ground Floor Plan PL06
- Proposed Roof Plan PL07
- Proposed Sections AA and BB PL08
- Proposed Elevations PL09 rev B

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

- 3 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).

- 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 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.