

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

REF NO: BR/305/17/HH

LOCATION: 30 Mansfield Road
Bognor Regis
PO22 9EY

PROPOSAL: New roof with first floor accomodation & new dormer & new single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Increase ridge height by approximately 1m, create a half hipped roof to front and rear with dormer roof extension to south west elevation, this would serve two upstairs en-suite bathrooms. Two bedrooms would be created in the roof space. Single storey, gable end roof porch to north east elevation and single storey rear extension on the south east elevation with flat to hipped roof.
	White upvc windows, red 'acme' clay tiles to roofs and sand yellow tile hanging to dormer cheeks and upper floor gable ends are proposed.
SITE AREA	0.05 hectares (111m2).
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.8m close boarded fence to side and rear behind property. 1m wall to front and sides to front of house.
SITE CHARACTERISTICS	Bungalow with conservatory to rear, driveway to front and garden to rear.
CHARACTER OF LOCALITY	Suburban residential location formed of detached and semi-detached bungalows of varying ridge heights and semi-detached two storey dwellings.

RELEVANT SITE HISTORY

BR/29/49	Detached Bungalow	ApproveConditionally 03-03-49
BR/29/49/A	Detached Bungalow And Garage	ApproveConditionally 21-04-49

BR/29/49/B Detached Bungalow

ApproveConditionally
30-04-52

BR/581/69 Extension To Lounge

Permit'd Devel

Dwelling originally granted planning permission in 1949, extension added under permitted development in 1969.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council
Objection.

The Committee objects to the front dormer detailed in the plans as it is out of keeping with the street scene. The Committee suggested that an alteration to the plan could be considered, such as a velux window rather than the front dormer.

Further comments (following correspondence with case officer as no front dormer window extension is proposed)

No objection.

3 letters of representation from the same address. These object on the grounds of:-

- Two dormer windows facing will lead to and overbearing impact with overlooking and loss of privacy to number 28,
- The roof dormer and overall work alter the property significantly (appear as a house) and are out of character with the street scene

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

One on side dormer roof extension is proposed.

The side facing windows in the roof extension will serve en-suite bathrooms so will be conditioned to be obscure glazed and fixed shut to a height 1.7m above finished floor level. This will reduce any real potential for overlooking and loss of privacy to neighbouring dwellings.

The street scene is not uniform and varies in character. It is also noted that number 28 Mansfield road has a taller roof height than the host dwelling. There are also two storey dwellings very nearby in this road. As such it is not considered that the development would create a dwelling so different from the surrounding dwellings that it would lead to harm to visual amenity.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

N/A.

POLICY CONTEXT

Designation applicable to site:

Within the built up area boundary

DEVELOPMENT PLAN POLICES

Arun District Local Plan (2003):

DEV19	Extensions to existing residential buildings
GEN12	Parking in New Development
GEN2	Built-up Area Boundary
GEN7	The Form of New Development

Publication Version of the Local Plan (October 2014):

D DM1	Aspects of Form and Design Quality
D DM4	Extensions & Alterations to Existing Buildings
D SP1	Design
SD SP2	Built -Up Area Boundary
T SP1	Transport and Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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. 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 it 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: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

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).

No Bognor Regis NDP policies are relevant to this development.

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 conflict with relevant Development Plan policies in that it would not be subservient to the character and appearance of the host dwelling.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan.

Although the development will change the appearance of the dwelling by altering it's roof form, slope and height, given the varying roof heights of the dwelling in the street scene, this is not considered to lead to harm to visual amenity. The development would still retain the overall appearance of a bungalow and is not considered 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.

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The development will result in a much different appearance in the street scene. The main changes would

be the resultant bungalow would have a half hipped roof, different roof slope, higher ridge height and side dormer roof extension. However, given the varying style of property in this part of the street and different scales and roof heights it is not considered that the development would lead to harm to the visual amenity of the street scene.

The proposed materials are considered to be residential in appearance and acceptable for the varied street scene.

The development is considered to meet the design and visual amenity aims of saved policies GEN7 and DEV19.

RESIDENTIAL AMENITY

The increase in main roof height, form and scale is considered to be modest and the change in roof form is not significant enough to result in a significant overbearing impact or loss of light to neighbouring dwellings.

The proposed side facing dormer is considered to be modest in scale and the windows facing number 28 Mansfield Road will be conditioned to be obscure glazed and fixed shut to a height 1.7m above finished floor level. This will protect the residential amenities of number 28 Mansfield Road from potential overlooking and loss of privacy.

The rear extension would replace an existing rear extension and is not considered to have a significantly different impact on residential amenity to the existing extension.

The side extension to create a porch is set away from number 32 Mansfield Road and is not considered large enough in scale to lead to loss of light or an overbearing impact.

The development is considered to be acceptable in terms of impact on residential amenity in accordance with saved policies GEN7 and DEV19.

PARKING

The development would create a 4 bedroom dwelling which would require three off-street parking spaces. Three off-street parking spaces would be retained and as such it is not considered the development would generate significant level of on street parking which could lead to highways danger.

In terms of parking the development is considered to comply with saved policy GEN12.

The development is considered to meet the aims of the development plan and is recommended for conditional approval.

HUMAN RIGHTS ACT

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
 Site Plan
 Proposed ground floor plan Rev C
 Proposed first floor plan Rev B
 Proposed elevations Rev C
 Roof Plans

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 windows of the on the south west elevation of the side roof extension shall at all times be glazed with obscured glass and fixed to be permanently non-opening to a height 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District 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.