



Planning Statement

Site add: 29 Victoria Road, Bognor Regis, PO21 2JE

Proposed Development: The proposal involves raising the ridge height, a hip-to-gable roof conversion, the construction of a rear dormer, and the installation of front-facing skylights.

1. Project Overview & Site Assessment

The subject property is a detached dwelling. The proposed works aim to optimize the existing roof space to create two additional bedrooms and a shower room.

- **Ridge Height:** The existing ridge height of 6900mm will be increased to 7350mm, a modest raise of 450mm.
- **Rear Dormer:** A box dormer is proposed for the rear, measuring 7400mm in width.
- **Design Continuity:** All new materials, including dormer tiles and glazing, will be selected to match the existing dwelling.

2. Planning Policy Context (Arun District Council)

The proposal is assessed against the Arun Local Plan (2011-2031) and the Arun Design Guide (SPD):

- Policy D DM1 (Design): The extensions are designed to be sympathetic to the host building. The hip-to-gable conversion is a common local feature and respects the dwelling's proportions.
- Policy D DM4 (Extensions and Alterations): This policy requires that extensions do not have an adverse impact on neighbouring amenities.

3. Key Planning Merits

A. Ample Separation and Neighbouring Amenity

The site plan demonstrates ample separation between No. 29 and the neighbouring properties at No. 27 and No. 29a.

- This physical distance ensures that the hip-to-gable conversion and the increase in ridge height do not result in any significant loss of light, overshadowing, or overbearing impact on the adjacent occupiers.
- The rear dormer windows maintain a standard relationship with the rear garden, consistent with existing first-floor patterns of overlooking.

B. Minimalist Ridge Increase & Visual Impact

The proposed ridge raise is minimalistic, representing only a 6.5% increase over the existing height.

- The new roofline will remain within the established vertical hierarchy of Victoria Road, ensuring no detrimental impact on the street scene or visual amenities.
- By utilizing front-facing skylights that do not project more than 150mm, the principal elevation remains largely unchanged in profile.

C. Sustainable Development of Existing Land

The proposal provides much-needed living space for a growing family (adding two bedrooms) without expanding the building's footprint.

- This represents a sustainable use of already developed land, meeting the family's needs while preserving the external garden and permeable surfaces.

4. Conclusion

The proposed loft extension is a proportionate addition that complies with Arun District Council's design standards. It balances the need for internal modernization with the requirement to protect the character of Bognor Regis.