

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

REF NO: BR/33/26/HH

LOCATION: 29 Victoria Road
Bognor Regis
PO21 2JE

PROPOSAL: Loft extension involving raising of ridge height, hip to gable roof and construction of rear dormer along with installation of skylights on the front roof slope.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

BR/206/25/HH Single storey rear extension.

ApproveConditionally
22-01-26**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 groundwater levels.

PD restrictions.

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)

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

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 two-storey detached dwelling located at 29 Victoria Road, Bognor Regis.

The proposal seeks planning permission for alterations to the existing roof form, including an increase in ridge height to facilitate a loft conversion, the construction of a rear dormer and the installation of rooflights within the front roof slope.

The proposal would involve extending the roof to the south by approximately 3.5m to create a hip-to-gable roof form. The overall ridge height would be increased from approximately 6.9m to 7.3m. This alteration would be visible from the public realm and would result in an increase in the massing and bulk of the roof. However, the character of the street is varied in terms of building height and roof forms, with the neighbouring dwelling to the north being of a comparable height to that proposed and further examples of three-storey buildings are present within the surrounding area. In addition, the proposed hip-to-gable form would mirror the existing roof arrangement on the northern elevation, resulting in a balanced and symmetrical appearance. Therefore, the proposed roof alterations would not result in harm to the character or appearance of the host dwelling, the street scene or the wider area.

A dormer is proposed within the rear roof slope, measuring approximately 7.4m in width and 3.2m in depth, with a flat roof and a maximum height of approximately 1.9m. The dormer would be finished in roof tiles to match those of the existing dwelling, ensuring visual integration in line with the Arun Design Guide (ADG). The dormer would contain two pairs of two-pane windows and a single one-pane window, in a style consistent with the existing fenestration. Two rooflights are also proposed within the front (east) roof slope.

Due to its scale and flat roof form, the dormer would not appear as a subservient addition nor a minor incident within the rear roof slope, contrary to guidance within the ADG. The increased bulk and flat roof design would appear visually dominant and would not reflect the character of the original dwelling. Nevertheless, its position to the rear of the dwelling would ensure that the dormer would not be a prominent addition within the street scene, and the use of matching materials would further reduce its visual impact. It is also noted that the surrounding area is varied, with large flat roof forms over two and three storey development and dormers visible within the street scene and neighbouring street scenes. As such, the given the siting of the proposed dormer and the wider context surrounding the application site, the proposed dormer would not result in demonstrable harm to visual amenity.

Overall, the proposal would not result in demonstrable harm to the visual amenity 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 and D DM4.

RESIDENTIAL AMENITY

The proposed roof alterations would not alter the existing separation distances between the application property and neighbouring dwellings, retaining a flank to flank distance of approximately 2.1m to the neighbouring dwelling to the south. Given the retained spacing, the additional massing introduced at roof level would not result in an overbearing impact or unacceptable levels of overshadowing to the adjoining property. The increase in ridge height would be modest and the resulting maximum height would be

comparable to that of the neighbouring dwelling to the north. As such, the proposal would not give rise to overbearing or overshadowing impacts to neighbouring occupiers to either the north or south.

The windows within the proposed rear dormer would primarily overlook the rear garden of the application site, with the level of outlook being similar to that from the existing first-floor windows. The proposal would therefore not introduce any materially greater level of overlooking or loss of privacy than the existing arrangement.

The rooflights proposed within the front roof slope would face towards the site frontage and the public highway and would a similar position as the existing first-floor windows. Accordingly, they would not result in unacceptable overlooking or loss of privacy.

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.

PARKING

The application site is located within Parking Zone 4, where the Arun Parking Standards (APS) require a provision of two on-site parking spaces for dwellings containing four or more bedrooms. As a result, the proposal would generate a shortfall of one parking space. It is noted, however, that the existing hardstanding area within the site is capable of accommodating a single vehicle.

Notwithstanding this shortfall, this situation reflects the existing arrangement on site, and the proposal would not alter the current parking provision. In addition, on-street parking and a public car park are available within the surrounding area. While the lack of on-site parking provision is noted, the proposal would not result in demonstrable harm to highway safety or parking capacity in the local area.

SUMMARY

The proposal is in accordance with the relevant development plan polices. 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 plans:

 - Site Plan and Location Plan.
 - Proposed Elevations.
 - Proposed Floor Layouts.
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.
- 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.