

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

REF NO: BR/40/26/HH

LOCATION: 94 Hook Lane
Bognor Regis
PO22 8AT

PROPOSAL: Conversion of loft to habitable use with dormers and alterations to rear fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

BR/47/21/PD	Prior notification under Schedule 2, Part 1, Class AA for an additional storey on existing detached dwelling.	No Object'n + Conds 23-04-21
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REPRESENTATIONS

Bognor Regis Town Council - No objection, however we request that a condition be applied to ensure that windows on the east and west elevations of the conversion do not result in overlooking of neighbouring properties, such as through the use of obscure glazing or raised window positions.

No representations received from nearby occupiers.

The Town Council's request to impose a condition on the first-floor windows on the east and west elevations has been considered. However, given the outlook from the property and its relationship with neighbouring dwellings, it would be unreasonable to require these windows to be obscure-glazed or fixed shut below 1.7m above internal floor level.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.
Within an area with potentially high ground water.
Flood Zone 3.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM2	W DM2 Flood Risk

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a detached bungalow located at 94 Hook Lane. This application seeks planning permission for the conversion of the loft to habitable use with dormers and alterations to rear fenestration.

The development is in a residential area characterised by a wide variety of detached bungalows of varying height and bulk; some of which have constructed a variety of front and rear dormers, and roof alterations. The design would be in keeping with the mixed street scene.

The proposed front dormer would be increased in width by 0.5m to 2.6m and in depth by 1.1m to 2.6m. The flat roof form would be replaced with a pitched dummy roof that would increase in height by 0.9m to 2.3m and increase in eaves height by 0.2m to 1.4m. The dormer would reflect the character of the host dwelling through its pitched roof form and appropriate proportions, in keeping with the style and original structure of the property. It would be a subservient addition to the front roof slope. This is further supported by the presence of a comparable sized front dormer at 84 Hook Lane. The front dormer would not result in any harm to visual amenity of the area and would comply with Part M of the Arun Design Guide (ADG).

The proposal would alter the roof form and increase the rear roof depth by 3m to 6.9m, changing it to a truncated gable design. While these alterations would significantly change the form and appearance of the host dwelling and introduce a different roof style, the maximum ridge height would not increase. It is also noted that a comparable roof alteration has already been undertaken at No. 92 Hook Lane and a hip to gable roof extension of a similar scale could be constructed under permitted development if it did not exceed 50 cubic metres of additional roof space. Additionally, the proposed works would be located at the rear of the host dwelling and would be less visible to the street scene. Therefore, the proposed alterations are acceptable and would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

On the eastern and western flanks of the roof slope, a proposed dormer would be constructed. Each dormer would have a depth of 2.8m and a width of 6.9m, with a flat roof that would have a height of 2.5m and an eaves height of 2.3m. Due to their substantial scale and extent across both roof slopes, they would not appear as a minor incident within the roof slope and would therefore not comply with Part M of the ADG. Although their symmetrical positioning would mitigate some of this visual imbalance and they would not reduce the separation distance between the host dwelling and neighbouring properties, they would remain highly visible within the street scene. While dormers of a comparable size and scale could be constructed under permitted development, in this case the combined bulk at roof level, would appear dominant. The resulting roof form would not reflect the character of the original dwelling or the

surrounding area, resulting in visually prominent and obtrusive massing that would cause a degree of harm to the visual amenity of both the dwelling and the wider area.

Proposed fenestration on the western and eastern side elevations would comprise of two three-casement windows set within the side dormers. The proposal would include alterations to the existing ground floor fenestration within the rear southern elevation. The existing arrangement would be replaced with a five-panel bi-fold door positioned either side of a two-casement window and at first-floor level there would be a three-casement window. All fenestration would be finished in white uPVC to match the existing, helping the proposal to integrate with the host dwelling, in accordance with ALP policy D DM4.

The proposed development would be finished with Marley grey cladding and the flat roof would be finished in green mineral. It is noted that the proposed use of grey cladding on the dormers would introduce a material that is not currently found on the host dwelling or neighbouring properties, however, it would sit comfortably within the wider material palette of the area. Properties within the vicinity already display variation in external finished, including grey and white render, which establishes an acceptable degree of flexibility in material treatment. This is further supported by No.88 Hook Lane, which features a different coloured roof tile, demonstrating that subtle departures from the predominant palette can be accommodated within the streetscape without causing harm to the character. In this context, the introduction of grey cladding would not appear incongruous but would instead provide a complementary contrast to the host dwelling and surrounding area and is therefore in accordance with ALP policies D DM1 and D DM4.

On balance, the proposal would not result in harm to the character, appearance, or visual amenity of the host dwelling or street scene and would be in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed front dormer would result in only a modest increase in scale and would retain the existing separation distances to the front and side boundaries. The fenestration would continue to provide an outlook of the front amenity of the host dwelling and therefore the front dormer would not result in harm to neighbouring amenity by way of overbearing, overshadowing, or overlooking.

The proposed roof alterations would increase the depth, style, and appearance of the roof form. However, although they would materially change the appearance of the host dwelling, the works would be confined to the rear and would not result in harm to neighbouring amenity by way of overbearing, overshadowing, or overlooking.

The proposed side dormers would not alter the existing separation distances between the dwelling and neighbouring properties, maintaining a flank-to-flank separation distance of approximately 3.6m to the west and 1.6m to the east. Given these distances, the additional bulk introduced at roof level would not give rise to overbearing or overshadowing impacts to either adjoining neighbour.

The east and west side dormers would introduce fenestration at first-floor level. However, these would provide views over the existing roofs of the immediate neighbouring properties with oblique views towards neighbouring rear gardens and would not result in harmful overlooking. The west side dormer would look towards the neighbouring rooflight and would be set back from the shared boundary. As the neighbouring property has already extended its roof in a comparable manner, there would be no direct overlooking beyond the existing situation. On the east side, views would be over the neighbouring single-storey roof and would not materially increase overlooking. It is therefore considered that the proposal would not result in loss of privacy or overlooking to the neighbouring dwellings. It is also noted that the windows would serve bathrooms and would be obscurely glazed, which would further prevent any overlooking.

On balance, the proposed side dormers would not result in unacceptable overlooking and it would not be reasonable to require these windows to be obscurely glazed or non-openable below 1.7m above the internal floor level, given the outlook and relationship between the host dwelling and neighbouring properties.

At first-floor level of the rear (southern) elevation, the proposal would introduce fenestration which would have an outlook of the rear amenity of the host dwelling and would not result in any loss of privacy or harmful overlooking of neighbouring properties.

As such, the proposed development would not result in harm to neighbouring amenity by way of overbearing, overshadowing, or overlooking, and therefore is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

FLOOD RISK

The site is located within Flood Zone 3, where the management of surface water drainage is a consideration in reducing flood risk in the locality so the proposed development needs assessment under Arun Local Plan policy W DM2 and the National Planning Policy Framework (NPPF).

Paragraph 181 of the NPPF (2024), states when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

The proposed loft conversion with dormers and rear fenestration alterations would not alter the footprint of the building. As a result, there is no increase in built coverage or change to existing surface water drainage. The proposal would therefore not increase flood risk or adversely affect existing drainage conditions and would be in accordance with Arun Local Plan policy W DM2.

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 plans:

 - Location and Block Plan (v3).
 - Proposed Plans and Elevations.
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 NPPF.