

PLANNING APPLICATION REPORT**REF NO:** BR/91/11/**LOCATION:** 79 Hillsboro Road
Bognor Regis**PROPOSAL:** Proposed roof extension and loft conversion**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed roof alteration to create accommodation at first floor level measures approximately 7m in width, 7m in depth and 3.5m in height. There are two roof lights on the north side, four on the south side of the proposed extension and two on the front main dwelling.
SITE AREA	Approximately 504 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front is open, close boarded fencing + trellis on north side boundary, rear and south side boundary close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached bungalow that has single storey extension and conservatory on rear, attached garage on south side. The property has 7 course brickwork on lower level, cream painted render on upper level, brown window frames with a red tiled roof.
CHARACTER OF LOCALITY	Residential comprising detached properties of various styles and designs.

RELEVANT SITE HISTORY

BR/262/04/	Proposed rear extension with garage to existing single storey dwelling.	Approve Cond 20-09-2004
BR/395/07/	New conservatory	Approve Cond 12-02-2008
BR/183/09/	Conversion of existing utility room into guest bedroom, conversion of existing integral garage into utility room, new integral garage in front of existing.	Approve Cond 06-10-2009

BR/24/48/A	Detached bungalow	Approve 02-09-1952
BR/24/48/B	Detached bungalow	Approve 28-11-1952

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objection

5 Letters of objection (two from same source)

Extension is too big for the existing bungalow and overbearing.
Extended roof would completely dominant gardens in Chichester Road.
Would restrict sunlight into rear garden.
Overlooking by the roof lights.
Property is already over developed.
Devalue of properties.

Comments on Representations received:

Comments noted.

A previous application BR/262/04 was approved for a rear pitched roof extension which is shown on the submitted plans and when it was constructed it had a flat roof. Although the roof alteration is of a substantial size the substitute plans now only show two roof lights as opposed to five roof lights. If approved, a condition will be imposed that these roof lights are to be obscure glazed. It is appreciated that there may be some overshadowing to the gardens in Chichester Road but with adequate distance to these properties it is not considered that this is of a harmful nature to warrant a refusal. The devaluation of properties is not a material planning consideration.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
No Public Sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)
[DEV19](#)

Built-up Area Boundary
The Form of New Development
Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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 comply with relevant Development Plan policies in that it would have no 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.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The property has previously been extended with a single storey extension and conservatory on the rear with an attached garage on the southern side. This application seeks to extend the roof and convert the loft to provide additional bedroom accommodation and bathroom.

A previous application BR/262/04 for the rear pitched roof extension was implemented but the extension was built with a flat roof and the roof as approved is shown highlighted on the submitted plans. The roof conversion with extended roof has a rear projection of approximately 8m and is no higher than the existing roof height. There are two roof lights which are obscure glazed on the northern side which serve the bedroom and bathroom and four obscure glazed roof lights on the southern side which serve the bedrooms and landing.

The neighbouring property to the south No 77 is set forward of No 79 and is sited approximately 5m away from the proposal and the properties to the north in Chichester Road are sited approximately 10-12m away. It is accepted that the roof extension will be visible above the boundary fencing to neighbouring properties in Chichester Road and in particular No 27. However, with obscure glazed roof lights and adequate distance to these properties it is not considered that this would be of an overbearing nature or cause harmful overshadowing to warrant a refusal.

Furthermore, it is considered that the proposal would appear visually subservient to the existing building, would not be obtrusive in the street scene, nor would it harm the established character and appearance of the surrounding residential area.

It is therefore recommended to approve the application, subject to the following conditions.

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 1:1250, Block 1:500 received on 18th March 2011, Floor/Elevations/Roof Drg No MN02 Rev 01 received on 26th April 2011.

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 No windows or other openings (other than those shown on the plans hereby approved) shall be constructed in the north east and south west elevations of the roof extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

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

- 4 The roof lights on the north east and south west elevation of the roof extension shall at all times be glazed with obscured glass and fixed to be permanently non-opening apart from the means of escape roof light on the south west elevation which serves the main bedroom which will be opening but obscure glazed.

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

- 5 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.