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Your Ref:

Our Ref: PAA/171/16/

Please ask for: Richard Temple

01903 737591

27 October 2016

Dear Sir/Madam

Pre-Application Advice

Removal of the existing double door and window of the existing single-storey rear extension to accommodate a bi-folding door unit with a pass door and the erection of an upper floor extension above the existing single-storey extension similar to the adjoining No. 14 Scott Street.

15 Scott Street Bognor Regis West Sussex

I write regarding the above matter and your enquiry received on 28th September 2016.

Description Of Proposed Development

From the details submitted I understand that you propose to erect an first and ground floor extension to the rear of your property.

Description Of Site

Two storey Grade II listed, mid-terraced property, set right up to the pavement with garden to rear. Existing ground floor flat roof extensions to rear and small dormer window roof extension to front and rear. The building is white rendered with white painted sash windows with decorative mullions.

Amenity

Arun District Local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. Further Policy DEV19 indicates planning permission will only be granted for extensions to existing residential buildings provided that

- (i) the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials;
- (ii) the extension is visually subservient to the main building;
- (iii) the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
- (iv) in streets characterised by relatively small gaps at first floor level between any buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary;
- (v) the extension does not compromise the established spatial character and pattern.

Of particular note, the policy places an emphasis on extension(s) being visually integrated with the

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existing dwelling in terms of siting, design, form, scale and materials, and being visually subservient to the main building. In considering whether an extension has adverse overshadowing/loss of light or overbearing impact, extensions should not normally project beyond a line taken at 45 degrees from the middle of habitable room floor windows. The 45 degree line is an important measure in gauging the impact of overshadowing/loss of light and overbearing impact. A strong justification needs to be put forward to set aside the 45 degree line measure.

In terms of design and visual amenity the extensions would potentially be considered acceptable as the proposed material would match and the form of the extensions mimics the extension at 14 and respects the character of the building. The Listed Buildings Officer will comment on the proposal at application stage.

The proposed development is considered to be potentially acceptable as the main neighbouring property to be effected would be number 16. This has an existing ground floor rear return. However, a point of contention is that the proposed first floor extension fails the 45 degree test to the middle of the nearest window of 16. This should be considered prior to an application being made.

Relevant Planning History

BR/74/11/	First floor extension over existing ground floor kitchen extension	Refused 26-05-2011
BR/75/11/L	Application for listed building consent for a first floor extension over existing ground floor kitchen extension	Refused 26-05-2011
BR/16/08/L	Application for Listed Building Consent to remove dormer windows & rebuild. Replace dormer windows 'like for like'. Replaster bedrooms 1 & 2, repair floor in bedroom 2 & replace sash window in bedroom 1	ApproveConditionally 27-02-2008
BR/326/07/L	Application for Listed Building consent to remove dormer windows & rebuild. Replace dormer windows with timber double glazed units. Replace sash window in bedroom 1 with timber doubled glazed sash window. Repair floor in bedroom 2. Strip plaster from bedrooms 1 & 2 & replace.	Withdrawn 09-01-2008
BR/243/05/L	Application for Listed Building Consent for small single storey extension to rear of property. Existing kitchen wall built off garden wall to be demolished and rebuilt due to it being unsafe. Existing roof line maintained through to new extension. Once works have been completed the area will be used as a kitchen and breakfast room. Proposed extension area to be 4sqm.	ApproveConditionally 31-08-2005
BR/228/00/L	Application for Listed Building Consent to strip and re-slate roof per attached estimate (using spanish slates)	Inc Docs Ret'nd 20-09-2000
BR/662/80	New flat roofed dormer to rear roof slope	ApproveConditionally 08-10-1980

Comments On Site History

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Existing rear dormer window roof extension granted listed building consent in 2008. A first floor rear extension was refused in 2011 as it was out of character and damaging to the appearance of the listed building and terrace row.

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	DEV14	Listed Buildings and Enabling Development
	DEV19	Extensions to existing residential buildings
	EDDM1	D DM1 Aspects of Form and Design Quality
	EDDM4	D DM4 Extensions & Alterations to Existing Buildings
	EDSP1	D SP1 Design
	EHERDM1	HER DM1 Listed Buildings
	EHERSP1	HER SP1 The Historic Environment
	ESDSP2	SD SP2 Built -Up Area Boundary
	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	NEBR1	Bognor Regis Neighbourhood Plan 2015 Policy 1
	NEBR2	Bognor Regis Neighbourhood Plan 2015 Policy 2
	NPPG	National Planning Practice Guidance
Planning policy guidance	NPPF	National Planning Policy Framework

Other Considerations

Please note a separate Listed Building Consent is required for this proposal.

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be approved subject to conditions should the 45 degree line issue to number 16's window be addressed. However, Listed building consent may not be granted and the issues outlined in the "Listed Buildings" section of this letter need to be addressed.

Follow Up Meeting

Please contact the Officer to organise the follow up meeting.

Listed Building

In considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Please find below the comments from the Listed Buildings Officer below:-

Comment:

"Whilst there is scope to improve the existing ground floor extension which is not particularly sympathetic, the proposal to extend at first floor does present some issues.

The main concern is the impact of the new addition in relation to the other changes that have already occurred. Unlike no.14 which this scheme largely reflects, the subject building has a very large dormer window on the roof which already adds further bulk and complexity to this modest cottage. This means that any new addition is likely to result in further incremental harm. No.14 is

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also at the end of the terrace which potentially makes extending at this level less difficult. This will require some further consideration if an application is made.

A further concern is the roof which wraps around the addition. On the drawing of the south elevation the roof is shown as a partial crown roof (with flat roof) which would not be supported. On the roof plan however the roof here is fully sloped. This requires some clarification.

With the exception of an area of wall below the window which is being removed to form a door and the new first floor window, the historic rear of the building is being largely retained which is welcome."

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be approved subject to conditions should the 45 degree line issue to number 16's window be addressed. However, Listed building consent may not be granted and the issues outlined in the "Listed Buildings" section of this letter need to be addressed.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will also need to submit the following documentation/information:

Completed and Signed Application Form
Ownership Certificate and Agricultural Land Declaration
Correct Fee
Location Plan (1:1250)
Site /Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans

Additionally the following documents will need to be provided:

Please note that the council has a Householder Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide all the necessary information will result in your application be treated as incomplete and will delay validation of the application.

You must consider the Flood Risk and Lidsey Foul Water Treatment Catchment Area requirements when submitting your application.

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building

Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours faithfully



Karl Roberts
Director Planning & Economic Regeneration

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