

Recommendation Report for Planning Permission

REF NO: BR/94/21/PL

LOCATION: 32 William Street
Bognor Regis
PO21 1DL

PROPOSAL: Loft conversion, dormer extensions and conversion of the property into 2 x self-contained apartments.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to convert the dwelling into 2 self-contained apartments. This will be achieved through the addition of a loft conversion with a front and rear facing dormer.
BOUNDARY TREATMENT	The property fronts the road with 1m high brick wall to the rear boundaries.
SITE CHARACTERISTICS	The site is occupied by a two storey semi-detached property.
CHARACTER OF LOCALITY	The area is predominately residential, similar in design featuring terraced housing.

None.

REPRESENTATIONS

Bognor Town Council provided no objection.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Built up area boundary

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)
DSP1	D SP1 Design

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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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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 not have a materially adverse impact on the residential amenities of nearby properties nor would it have a significant adverse impact upon the established character of the surrounding area.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The conversion of the dwelling to 2 self contained 2 bed apartments is acceptable in principle given the dwelling is in the built-up area boundary, however this is subject to compliance with relevant development plan policies.

In this case the key policies considered are D DM1 and D DM4 of the Arun District Local Plan.

Bognor Regis has a made Neighbourhood Plan however none of the policies are of relevance to this proposal.

The proposal results in the net increase in 1 dwelling, which contributes towards housing supply, in accordance with policy H SP1 of the ALP.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a loft conversion with the addition of front and rear dormers. This allows sufficient room to convert the property into 2 self contained flats with flat 1 to the ground floor and flat 2 to the 1st and 2nd floor.

The alteration is visible from the street scene and consists of the addition of a dormer to the front and rear roof slope. The neighbouring property has a dormer and it cannot be argued that it appears out of character. The dormer is modest in size, retaining space to the side elevations and does not appear unduly dominant.

The design and access statement refers to the materials consisting of concrete tiles to the dormer. A condition will be included to ensure materials match existing which ensures integrations with the host dwelling.

Existing access points will be utilised, with the front door for access to the first floor flat and an existing side access for the ground floor flat.

The Arun Design Guide was adopted to raise design across the district. Section M states 'development should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form'. The proposal is considered to comply with this, with the dormers similar to that which exists in the street scene. The scale and massing is appropriate and the materials to match the dwelling will further ensure integration with existing character of the area.

The development will not appear significantly out of character with the street scene or harm the appearance of the wider area and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dormer extends much of width of the rear roof slope however it is not deemed to appear overbearing or overshadowing, with a similar dormer at No.34. There is a small separation with the property being semi detached and it is not considered to adversely impact properties to the west.

The conversion to 2 dwellings is not considered to result in an overdevelopment of the site or result in excessive noise or disturbance above and beyond that which a single unit would deliver.

There would be some additional views available from the dormer however this is not considered significant and would be of rear gardens and not into direct windows.

The proposal would comply with D DM1 and D DM4 in that it would not have an adverse impact upon the residential amenity of neighbouring properties.

SPACE STANDARDS

Policy D DM2 of the ALP states: "The planning authority will require internal spaces to be of an

appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance". It is necessary to assess the proposal against the internal space standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) in order to determine whether the dwelling is suitable for residential use.

For a 1 storey, 1 bed property the space standards provision require 39 m2. The ground floor flat provides 38 m2 and whilst technically slightly small this is minor and is acceptable.

For a 2 storey, 2 bedroom property, the space standards provision requires 58 m2. The flat provides 60m2 and is acceptable.

There are no requirements for external space standards however Section H.04 of the recently adopted Arun Design Guide SPD advises that outdoor amenity spaces should be of an appropriate size and shape and be usable and enjoyable.

There are 2 courtyards provided so each occupier has access to private external amenity space. Whilst these are relatively small in size, it is considered sufficient for the size of the dwelling it serves.

PARKING

Policy T SP1 of the Arun Local Plan requires development proposals to incorporate appropriate levels of parking in line with ADC standards. The property falls in Parking Zone 4 which requires 1 space per unit. There is currently only on street parking. The proposal would not provide adequate car parking provision, but the site is sustainably located close to the town centre shops, bus and train services and the beach and open space where a lower provision is acceptable.

Cycle storage has been demonstrated on the plans and contributes towards delivering sustainable transport.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such 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

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.

SECTION 106 DETAILS

A unilateral agreement has been completed to provide monies to safeguard Pagham Harbour.

RECOMMENDATION

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| 1 | <p>The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).</p> |
| 2 | <p>The development hereby approved shall be carried out in accordance with the following approved plans</p> <ul style="list-style-type: none">- Location and Block Plan- Proposed Elevations - A- Proposed Ground Floor Plan- Proposed First Floor Plan - A- Proposed Second Floor Plan - A- Design and Statement Plan <p>Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.</p> |
| 3 | <p>The materials and finishes of the external walls and roof of the dormers hereby permitted shall match in colour and texture those of the existing building.</p> <p>Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.</p> |
| 4 | <p>INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.</p> |