

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

REF NO: BR/94/22/HH

LOCATION: 38 Bassett Road
Bognor Regis
PO21 2JH

PROPOSAL: Roof extension to create 2 additional annex including the installation of 4 x dormers and balcony and alterations to fenestration/openings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a first-floor rear/side extension above an existing flat roof ground floor extension measuring approx. 16.5m long by 5.5m in width. This will allow the conversion of the ground floor pool room into 3 ancillary units of accommodation. A new balcony to the front/side of the property is also proposed.
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RELEVANT SITE HISTORY

PAA/10/22/	Convert Pool & Games Room into 3no. 2-bed annex dwellings as part of 38 Bassett Road. Add pitched roof complete with 6 roof dormers looking onto rear of 38 Bassett Road, rear roof lights with obscure glass.
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REPRESENTATIONS

Bognor Regis Town Council - Objection.

- Intensification of use that adversely affects the character of the area.
- Fail to provide an adequate area of amenity space which would demonstrably harm the amenities of future occupants.
- Unduly cramped form of development which is out of character and would have an unacceptable impact on the established pattern of development.
- Lack of parking provision to meet the needs of future occupiers.

11 letters of objection from 8 objectors received.

- Proposal will create 3 new dwellings.
- Infringement of privacy through overlooking.
- Negative impact to on street parking.
- Out of character development.
- Potential commercial venture.
- Application form incorrectly filled in.
- Noise impact arising from an 11-bedroom house.

- Photos to demonstrate parking issues.

Applicant's photos showing light parking on surrounding roads.

CONSULTATION RESPONSES RECEIVED:

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
TSP1	T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun local Plan and the Arun Design Guide.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

Bognor Regis has a made Neighbourhood Plan although none of the policies are relevant to this application.

NOTE

Floor Plans show the proposed development however they also show alterations to the size/shape and roof treatment of the ground floor conservatory. As the details of this part of the development are not included within this application they will not be considered. Being at the front/side of the property they will require another application to be submitted.

DESIGN AND VISUAL AMENITY

The property is a 5-bed detached dwelling on a corner plot at the junction of Victoria Road with Basset Road. The plot is comparable to others in the immediate area. The property has benefitted from various other extensions in the past including a wraparound conservatory and two other two-storey extensions, one to the front and the other to the rear, creating a substantial property. The property is afforded two primary, road facing elevations.

It is proposed to extend above an existing single storey extension, currently housing a swimming pool and a single room annex. The existing extension protrudes from the eastern elevation of the host and runs up the length of the garden. Its northern and eastern elevations form the northern boundary (within the rear garden) and approx. half of the eastern boundary.

It is proposed to create a new dual pitched roof to sit above the existing flat roof structure and include a full-length box dormer to the northern elevation of the roof and 3 large hipped/flat roof dormers to the southern elevation to accommodate 6 new bedrooms across 3 ancillary units of accommodation. The new proposed roof will increase the height of the flat roof existing extension by approx. 2.3m. To the ground floor there are two new kitchen/sitting rooms proposed with access to Bassett Road via three new front doors including sidelights, flat roof overhanging porches, which gives the visual impression that a row of three terrace properties are being created. It is noted, though, that this will be ancillary. Given that the site is highly visible from two road frontages the proposed development will have a significant impact on the character of the area.

The proposed development is significantly out of character with the area in that the visual creation of three small properties in a terrace form is an alien feature in the street scene, which is characterised by an assortment of larger detached and semi-detached properties. In addition to this, the three street facing dormers are also out of character as others of a similar style cannot be seen in the immediate area. Other examples are present of less dominant flat roof style. There are no details of any proposed materials that would or would not afford the development visual integration to the host dwelling. The proposal conflicts with policies D DM1(1) (13) (14) and D DM4 (a).

Despite the overall height of the proposed extension being lower than the height of the host dwelling, the proposed development, by reason of its excessive length and bulk would not be a subservient form of development, and as will be discussed later will not provide a high standard of amenity for neighbouring occupiers in conflict with policies D DM1 (14) and D DM4 (b).

As a result of the changes to the host dwelling, the development due to its scale is considered to significantly alter the appearance of the dwelling in the street scene. The installation of the three south facing large dormers and three new entrances appear to visually create a new terrace of properties which is out of keeping in relation to the surrounding properties and locality and which also compromises the spatial character of the area in conflict with Policy D DM4 (e).

The Arun Design guide states 'Extensions 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 not considered to comply with this as it does not respond to or complement the existing character, appearing out of keeping with the locality. 'The scale, massing and positioning of extensions should be visually subservient to the existing property'. Due to the scale of the changes the

additions are not subservient.

Due to the design and scale of the development proposed and the resultant change in appearance to the host dwelling, it results in a harmful impact to the appearance of the street scene and character of the area and is not subservient to the host dwelling, in conflict with D DM1 and D DM4 of the Arun Local Plan and Section M of the Design Guide.

RESIDENTIAL AMENITY

The Arun Design Guide states that to not negatively impact neighbour's amenity, rear/side two-storey extensions should accord with the 45-degree rule for rear extensions and the 70-degree rule for side extension, have a separation to height ratio of 2:1 between elevations. Furthermore, a rear garden length of over 10.5m should be retained and where 'box' dormers are proposed, these are more appropriate to rear elevations.

The proposed extension runs along the host properties northern boundary shared with No 52 Victoria Road and partially runs along the eastern boundary with No. 36 Bassett Road. A rear garden length of over 10.5m over approx. 2/3 of the rear garden will be retained. Given that the proposal is for a side and rear extension the box dormer will be partially visible from Bassett Road. The proposed extension will therefore be overbearing on both the above-mentioned properties.

In terms of overshadowing, the placement of the extension along the entire length of No 52's southern boundary will create a significant change in the levels of shadow cast over the property and the private amenity space to the rear. This change will have a significant negative impact to the occupiers and their level of amenity within the garden and the southern rear room of their property.

6 Windows have been positioned at first floor level within the proposed dormer facing north. Comments have been received relating to the negative impact from overlooking caused by these windows. The agent has stated that these could be conditioned to be obscure glazed. However, in order to make them more acceptable to No. 52 they would need obscure glazing and to be fixed shut, at which point the scheme would conflict with para 130(f) in that a high standard of amenity to future occupiers will not be met, as such either way these conflicts with policy.

A balcony is proposed to the first floor to the south and west elevations. Views towards the Victoria Road and Bassett Road properties already form the character of the street with first floor facing windows already present in all applicable elevations, as such this is not of concern.

By reason of the significant levels of bulk of development along neighbouring boundaries, the proposed development will cause a significant negative impact on the residential amenity of No 53 Victoria Road and to a slightly lesser extent, no. 36 Bassett Road. Furthermore, the inclusion of 6 windows directly to the northern boundary of site will provide significantly unacceptable levels of overlooking to the rear of No 53 Victoria Road. This will result in adverse overbearing, overshadowing and overlooking upon neighbouring amenity and conflict with D DM1(3) and D DM4 (c) of the Arun Local Plan and Part M of the Design Guide.

PARKING

The Supplementary Planning Document for Parking recommends that a property with 11 bedrooms (4+) in parking zone 4, should have a minimum of 2 spaces, these spaces have not been shown on plan however provision is expected to be able to be made on site. The development accords with the SPD and as such accords with policy T SP1 of the Arun Local Plan.

SUMMARY

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

recommended for refusal for the following reasons.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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.

RECOMMENDATION

REFUSE

- 1 The development, by virtue of its location, design and scale will have a significantly harmful impact on the host dwelling and character and appearance of the locality in conflict with policies D SP1, D DM1, D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.
- 2 The size, location and windows of the proposed extension will result in a significant unneighbourly impact and direct overlooking of neighbouring properties in conflict with Policies D DM1 and D DM4 of the Arun District Local Plan.
- 3 **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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.