

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

REF NO: BR/99/22/HH

LOCATION: 21 Shelley Road
Bognor Regis
PO21 2SL

PROPOSAL: Roof extension and conversion of loft to habitable use including the installation of 1 x rear dormer and rooflights.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to convert the loft into habitable accommodation. This will involve a roof extension with an increase to the ridge height of the dwelling.

REPRESENTATIONS

Bognor Regis Town Council provided no objection.

No representation received from nearby occupiers.

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
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

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

PRINCIPLE

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

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

DESIGN AND VISUAL AMENITY

The proposal will be highly visible from the street scene as a result of the change to the roof design which will increase in height to enable habitable accommodation.

The property is a detached bungalow with a gable end to the east and a hip end to the west. The proposal will construct a gable end to the west which will result in the dwelling appearing more symmetrical in appearance. The ridge height will increase throughout by around 1.4m.

The alterations to the roof will not result in the dwelling appearing out of character within the street scene, with surrounding properties varied in style and design, with both single storey and two storey properties present in the vicinity.

The height increase would not result in the dwelling exceeding that of its neighbouring properties and the development appears appropriate in scale. A dormer is proposed to the front facing roof slope although this is modest in size.

The Arun Design Guide states 'Alterations to the roof profile should not detract from the character and appearance of the dwelling or wider area in any case.' 'Favours small scale dormer windows with pitched roofs over large, flat box-shaped designs'. The proposal complies with the design guide in that the change to roof does not detract from the wider area. The dormer also has a pitched roof in compliance with guidance.

The proposal would not result in harm upon the appearance or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

Due to the siting of the roof extensions, it will not result in adverse overbearing or overshadowing upon neighbouring amenity, with the neighbouring properties exceeding the proposed height.

There is a dormer window to the east which faces towards the host dwelling and may be subject to some overbearing as a result of the increase in pitch toward the window. However, the window serves a bathroom and is obscured glazed, and the impact is not significant. To the east, there is a first-floor window at the neighbouring dwelling although due to its siting, with around 4m separation, the roof alteration will not result in adverse harm.

To the rear of the dwelling, a bedroom will be constructed in the roof slope which will result in an additional rear facing first floor window. This will give rise to views which are not currently achievable. However, this does not provide significant overlooking with views consistent with that achieved at neighbouring properties. There is sufficient separation to the rear boundary.

There are a number of rooflights to the rear which will have a possibility for views over neighbouring gardens when looking at a 45-degree angle. As such the two rooflights to the rear of the roof will be conditioned to remain obscured glazed and fixed shut to ensure views over neighbouring gardens is mitigated.

A proposed pitched roof dormer to the front will overlook the street scene.

By reason of the design and siting, the proposal will not result in adverse harm by way of overbearing, overlooking, or overshadowing in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development accords with relevant development plan policies and 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.

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 - 02-2022-01
- Proposed Elevations - 02-2022-05
- Proposed Floor Plans - 02-2022-04

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.
- 3 The 2 rooflights to the southerly rear end of the dwelling, located to both sides of the roof

slope, serving a bedroom shall be obscured glazed and fixed shut.

Reasons: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun District Local Plan.

- 4 **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.