

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

REF NO: P/100/20/HH

LOCATION: 35 Kings Drive
Pagham
PO21 4PZ

PROPOSAL: Single storey rear extension, first floor front extension and driveway with dropped kerb

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes a single storey rear extension and first floor addition to the front elevation. A dropped kerb is also proposed.
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REPRESENTATIONS

Pagham Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC Highways - The property is located on an unclassified road and seeks a vehicular crossover. This would require a licence for a access works. There is a highway tree that fronts the property which may require replanting in order for a licence to be successful and discussions should be had with WSCC. The LPA is satisfied the proposal would not result in an unacceptable impact on the highway.

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
NPPDG	National Design Guide

CONCLUSIONS

PRINCIPLE

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

Pagham has an emerging Neighbourhood Plan with Policy 1 of relevance referring to the built up area boundary.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a rear extension and first floor addition to the front elevation and therefore it will be highly visible from the wider area.

There is an existing porch and the first floor is proposed above. The depth is modest at 1.2m extending 3m along the front elevation. The first floor will have a pitched roof with eaves to meet with the host dwelling and appears well integrated with the use of the matching materials. The Arun District Council Design guide states front extensions should generally be no deeper than 1.5 metres which the proposal complies with.

The area is mixed with properties to the north of similar appearance and those to the south of varied style and design. As such the alteration will result in the dwelling appearing slightly out of character, however there is an example of a similar first floor porch extension at No.45 and therefore the alteration will not result in a significant visual impact within the locality. Due to the modest depth, the addition it is also not deemed to appear unduly dominant retaining 8m to the front boundary.

With regards to the dropped kerb, there are others within the vicinity and again is not considered to appear out of character.

Whilst the addition to the front, would alter the appearance of the property, it is not considered to result in an adverse impact upon the spatial pattern or character of the area and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed rear extension will have a depth of 4.6m and will run along the full rear elevation retaining around 0.4m to the northern boundary. This will have flat roof with a height of 3.4m.

Whilst the addition will extend beyond the rear of the neighbouring property to the north by around 1.7m, the extension is not considered to result in adverse impacts, nor intersect a 45 degree angle from the rear openings. Due to the separation and location of the property to the south, it is not considered to give rise to impacts upon this elevation. An extension could be constructed up to this depth with prior approval with no objections from the neighbours and with no representation received, the development is considered acceptable.

The first floor extension as a result of the siting adjacent to the first window at No.37 to the north, it is considered to result in slight overshadowing and give rise to an overbearing impact due to it marginally intersecting a 45 degree angle. However as a result of the nearby example which is an identical property and had permission for the construction of a first floor in the same position as is proposed, it is not considered the impact can be considered significant in which a refusal is justified. The proposal is also smaller in depth than compared to the approved.

As such the proposed development is considered to accord with policies D DM1 and D DM4 of the Arun

Local Plan.

PARKING

The proposal also seeks a dropped kerb and hardstanding for parking to the front of the property. This would enable parking for around 2 cars. There are others examples with a similar set up at nearby properties within the street and it is not considered to result in adverse impacts upon the area or neighbouring amenity.

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), 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

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 - P03 a
 - Proposed Site Plan - P02 a
 - Proposed Plans- P01

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 use of the access shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved site plan P02a.

Reason: In the interests of road safety and in accordance with D DM1 of the Arun Local Plan.

- 4 The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

- 5 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.