

APPLICATION REF P/101/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Proposed single storey rear extension and single storey garage, 42 Harbour Road, Pagham.
-------------------------	---

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed single storey extension will measure approximately 3m in length, 7m in depth and 2.85m in height. The proposed single storey extension measures approximately 7.2m in length, 10m in depth and 2.85m in height.
SITE AREA	Approximately 360 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the application.
BOUNDARY TREATMENT	Front boundary is open to the highway. Rear boundary has close boarded fencing on concrete posts approximately 1.8m in height, east side boundary has wall approximately 1.8m-2m in height, west side boundary has close boarded fencing + trellis approximately 1.5m in height.
SITE CHARACTERISTICS	Detached bungalow with flat roof extension on the rear. The property has stone cladding on part front elevation with grey slate tile hanging on east and west elevations, white painted walls and brown window frames.
CHARACTER OF LOCALITY	Residential area with bungalows and chalet type properties of various styles and designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
P/68/84	Proposed kitchen extension and front porch.	Approved/Conditionally 10-07-1984.
P/101/88	Kitchen/bathroom extension.	Approved/Conditionally 30-08-1988.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Pagham Parish Council	Awaited.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

APPLICATION REF P/101/07

POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built Up Area Boundary
 Area of Special Character
 Private Street
 Protected Coastal Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, CH1, ERA4, DEV1
 Arun District Local Plan : GEN2, GEN7, GEN10, DEV19, ~~AREA~~
 Supplementary Planning Guidance: Areas of Special Character

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL**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 have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential area and Area of Special Character.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed garage and single storey extension is to be sited to the rear and to the east side boundary with the neighbouring property No 40 Harbour Road and will be set back from the front of

CONCLUSIONS

the dwelling by approximately 7.5m. It is considered that the extension is of an acceptable size and height and visually subservient to the main building.

At the time of the officer's visit the recently constructed bungalow at No 40 Harbour Road was unoccupied. There are two bedroom windows on the side south west elevation of this property which front the proposal. With boundary wall of approximately 2m in height the single storey extension will only be visible approximately 850mm above this wall. The neighbouring boundary to the west No 44 Harbour Road is approximately 7m from the proposal and there are patio doors on the side south west elevation of the proposal. With adequate boundary screening, retention of approximately 7m between the proposed extension and side boundary any adverse overlooking or loss of privacy is considered minimal.

In view of the above it is not considered that the proposal would detrimentally harm the residential amenities of any neighbouring property by way of adverse overshadowing, overbearing effect, loss of privacy or overlooking.

It is not considered that the proposal would be obtrusive in the context of the street scene, nor would it conflict with the established character of the surrounding residential area and Area of Special Character.

It is therefore recommended that the application be approved, subject to the following conditions.



RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

P/101/07/

RECOMMENDATION

Application Ref: P/101/07/

1

To Addressee

2

Site Address

42 Harbour Road
Pagham

3

Description of Development

Proposed single storey rear extension & single storey garage.

4

In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

P/101/07/

CONDITION 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).

CONDITION 2 No windows shall be constructed in the side north east elevation of the extension hereby permitted which adjoins the side boundary with No 40 Harbour Road without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

CONDITION 3 This permission relates to the plans as submitted and amended by substitute plan dated 10th October, 2007.

Reason: For the avoidance of doubt.

CONDITION 4 Floor levels within the proposed development will be set no lower than existing levels of the dwelling.

Reason: To mitigate the risk of flooding in accordance with policies ERA4 of the West Sussex Structure Plan and GEN10 of the Arun District Local Plan.

INFORMATIVE: Flood proofing of the proposed development shall be incorporated where necessary, in accordance with flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003).

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, CH1, DEV1, ERA4

LOCAL PLAN: GEN2, GEN7, GEN10, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mrs J Chapman