

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

REF NO: P/101/21/HH

LOCATION: 34 Cardinals Drive
Pagham
PO21 4QF

PROPOSAL: Single storey rear extension, loft conversion with dormers and resiting of front door

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension and a loft conversion with 2 dormers.

RELEVANT SITE HISTORY

PAA/57/21/	Single storey rear extension and loft conversion	Refuse Pre App 08-06-21
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REPRESENTATIONS

Pagham Parish Council object

- Contrary to policy D DM4 in that it is not sympathetic to the original building in terms of scale.
- It would be overbearing on neighbouring properties.
- Compromised spatial character of the area and not in keeping with the established street scene.

No representation received from nearby occupiers.

CONSULTATIONS**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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
PDS	Pagham Parish Council's Village Design Statement by PaghamPC

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan.

Pagham does not have a made Neighbourhood Plan although does have a Village Design Statement with the property located within eastern Pagham.

DESIGN

The proposal seeks an extension to the rear and a loft conversion with the addition of two dormers to the side elevations of the dwelling.

The extension will however involve extending the ridge line of the dwelling to enable the dormers to be constructed and will add bulk to the rear of the dwelling.

The dormers will be visible from the street scene however are set back from the principle elevation and as such do not appear unduly dominant. The addition of dormers are not common in the area however there are some examples present, in the locality, with the neighbouring dwelling (32) having dormers similar to that proposed and as such it is not deemed out of keeping with the street scene.

The property has a 2m conservatory to the rear which will be removed. The extension will form an additional 4.45m depth at first floor extending the ridge line of the roof to allow for the extension. This will then reduce to single storey for a further 2.75m. From the original rear wall the extension will add a total depth of 7m.

The proposal will comply in part with the Arun Design Guide which seeks to raise design in the District with the scale and massing appropriate to the dwelling and surrounding properties. Whilst large, the addition is not deemed to exceed 50% of existing floorspace. The dormers are large and do not have a pitched roof in conflict with part M. However as they are side on to the road they would not adversely impact the character of the area.

With the bulk of the development not visible from the street scene, the proposal is deemed acceptable and in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will extend beyond the neighbouring property to the south by some distance. However due to the siting of the properties, with a garage along the northern elevation at No.36, the overbearing impact is not considered significant. Due to the host dwelling being located to the north, it also is not considered to result in adverse overshadowing.

The extension will extend beyond the property at No 32 although due to the siting, it will not impact a 45 degree angle when looking from the rear ground floor doors towards the boundary and is considered acceptable upon amenity. There will be some additional overshadowing due to the first floor nature of the extension. This would be in the morning/early afternoon but not later in the day due to the progression of the sun. Therefore harm from overshadowing would be limited and acceptable.

The dormers serve bedrooms and a bathroom with 2 windows facing north and south. The window to the north will look towards an existing window to the dormer to the neighbouring property, although views are not significant. To the south, there was concern that the dormer windows would have direct views over the neighbouring property at No.36 and their conservatory resulting in overlooking. As a result one of the window is set at high level 1.8m above the finished floor level which help prevent views. One of the windows to the north is also at high level. The 2nd window to the south serves a bathroom and is obscured glazed which will be conditioned. This is considered to mitigate against adverse overlooking.

Additional windows are located to the rear of the dormer to ensure the bedrooms have sufficient light and will have views over the garden of the host dwelling. There will be views into neighbouring gardens which don't exist at present. However the windows are relatively small and the level of overlooking is considered to be acceptable.

As such, the proposal and dormers are not considered to result in adverse overlooking upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to comply 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.

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
 - Site Plan - SP.01
 - Proposed Elevations - PR.EL.A.02
 - Proposed Floor Plan - PF.FP.02
 - Section AA- SE&SP.01

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 first floor window on the southern elevation of the dormer serving a bathroom shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

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