

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

REF NO: P/102/18/HH

LOCATION: 26 Sea Lane
Pagham
PO21 4UL

PROPOSAL: Single storey side and rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey side and rear extension. This will involve the removal of the detached garage. The application also proposes to alter the external material of the dwelling by cladding the dwelling in Western Red Cedral cladding.

RELEVANT SITE HISTORY

P/103/18/HH Detached store

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council
Pagham Parish Council provided no objection to the application.
No representation from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

DDM1 D DM1 Aspects of form and design quality

DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun District Local Plan.

Pagham has an emerging Neighbourhood Plan with policy 1 and 3 of relevance to the proposal and the proposal complies with these policies.

The site is occupied by a semi detached bungalow dwelling and with a detached garage.

DESIGN AND VISUAL AMENITY

The proposal is situated to the side and rear of the dwelling and will be visible from the street scene.

A porch will be constructed to the front with a gable roof, with similar examples of porches within the surrounding area. Cladding is also proposed which is present in a number of properties. Due to the mix of housing types and designs the proposal is not considered to be out of keeping with the area.

The garage at present is partly detached from the host dwelling with a walkaway in between enclosed with a door for access to the rear. The existing garage will be demolished and the side extension will join with the host dwelling. This will therefore detach the property from the neighbouring garage.

Whilst the proposal does alter the appearance of the dwelling, the proposal is considered subservient to the host dwelling and does not adversely impact the spatial pattern or character of the street scene and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The porch extension to the front will have a modest depth of 1.45m and a width of 2.75m and therefore does not appear overly dominant or overbearing. The garage at present has a flat roof however this is to be demolished and a pitched roof will be constructed to the side addition to match the existing dwelling. Due to its siting, the alteration is not considered to give rise to a loss of light or appear overbearing upon No 28.

At the rear of the dwelling there is an existing conservatory of depth 2.6m which will be removed. The proposed extension will run the full width of the rear and increase the overall depth of the dwelling by around 4.7m, however to the south east boundary there is also a gable projection and therefore it will extend 5.7m. The roof to the rear of the property will alter its pitch and slope the full depth of the dwelling and extension. The height of the rear of the dwelling will therefore increase. Where its existing eaves are at 2.6m the height of the dwelling at this point will increase to 4m, with it reducing to 2.6m in height at the rear of the extension.

The proposal will extend beyond the rear wall of both neighbouring properties and the development may

therefore appear overbearing. However, as it is a bungalow property and the height decreases towards the rear it is not considered to give rise to a significant overbearing impact. Additionally, the property to the west at No22 extends to the same distance as the proposed and therefore its rear elevation is in line with other nearby neighbouring properties. With sufficient boundary treatment in place at the south east boundary and the separation distance increased to 1m, the development is again not considered to appear significantly overbearing.

Whilst there is potential for the development to give rise to a slight loss of light to the neighbouring properties as it extends beyond their rear elevations, due to the modest height of the proposal and the boundary treatment in place, this is not considered to be significant in which a refusal is justified.

There will be 4 velux windows installed to the rear roof slope however these will not give rise to any overlooking due to their siting above finished floor level. A set of doors and windows will be installed to the rear however at single storey views are not considered to increase from that which are already possible. There will be 2 windows installed to the south east elevation and due to their siting views are likely to be of the boundary treatment and neighbouring garage and therefore not likely to give rise to any significant overlooking. The window to the north west elevation again due to its siting is not considered to give rise to any significant overlooking upon neighbouring amenity.

The proposal is not considered to give rise to any adverse overbearing, overshadowing or overlooking impacts upon neighbouring amenity and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

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
 - Ground Floor Proposed - 08/089-002
 - Roof Plans - 08/089-003
 - Proposed Elevations - 08/089-005
 - Location/Block Plan - 08/089-006

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1of the Arun 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 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.