

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

REF NO: P/102/20/HH

LOCATION: 18 Ledra Drive
Pagham
PO21 4PF

PROPOSAL: Single storey front extension including demolition of existing lobby.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Pagham Parish Council - No Objection

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None.

POLICY CONTEXT

Designation applicable to site:
2km buffer SSSI - Bognor Reef and Pagham Harbour
Pagham Harbour Zone A

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
ENVDM2	ENV DM2 Pagham Harbour

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

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

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Tree, Public Realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbouring and locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy ENV DM2 is not thought to be relevant to this application as it largely deals with new residential development.

Pagham has a Village Design Guide, the application site falls within Eastern Pagham (c) area. There appears to be no recent relevant history relating to this site. Pagham have an emerging Neighbourhood Plan and policy 1 (built up area is relevant).

The site is occupied by a beach front bungalow, set in a residential area consisting of a variation of house styles and designs.

DESIGN AND VISUAL AMENITY

The application seeks permission for a small flat roof extension to the front property to the Northern elevation. It is proposed to replace a glazed porch with a slightly larger, more substantially built addition.

It is proposed that the materials will be of a similar appearance to the existing dwelling and the eaves of a similar height, it is therefore seen to be well integrated with the host dwelling.

The extension will not be visible from Legra Drive but is partially visible from an adjacent street, Channel View. However, the style of development in the adjacent street is of a similar nature to that of Legra Drive and is therefore believed to be in keeping and an acceptable form of development.

With regards to the siting, scale and design, the proposal is not deemed to adversely impact the spatial character of the local area, many of the neighbouring properties already having various extensions, nor does it have an overbearing effect on the property to the West, in accordance with DDM1 and DDM4 of the Arun Local Plan and Pagham's Design Guide.

RESIDENTIAL AMENITY

It is not thought that the extension will harm the amenities of the neighbouring residents. The proposed fenestration will be mainly facing into the private garden of the host dwelling, which is surrounded by a 1.8m brick wall; with only one small window to an en-suite bathroom to face onto Channel View, in fact the perceived idea of overlooking will probably be lessened due to the removal of the existing highly glazed porch.

Due to the extension being only single storey no overlooking or overbearing issues should be perceived by neighbouring residence.

There have been no objections from the neighbours and with no objection received from the parish, the development is considered acceptable.

The development is not considered to result in adverse harm upon neighbouring occupiers by way of overbearing, overshadowing or overlooking 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

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 materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building(s).

Reason: In the interests of amenity in accordance with policies DSP1, DDM1 and DDM4 of 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.