

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

REF NO: P/102/21/HH

LOCATION: 42 Greenways
Pagham
PO21 4QE

PROPOSAL: Single storey rear extension including demolition of existing conservatory and garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to remove an existing garage and conservatory and construct a rear extension.

REPRESENTATIONS

Pagham Parish Council provided no objection.

No representation received from nearby occupiers.

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

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

Pagham does not have a made Neighbourhood Plan however does have a Parish Design Statement with the property located within Eastern Pagham.

DESIGN AND VISUAL AMENITY

The conservatory to the rear extends to 3m. This will be removed and replaced with an extension of the same depth. To the southern side, the depth will increase to match that of the garage that will be removed.

The extension will be partially visible from the street scene as it extends just beyond the side elevation of the dwelling, however views are minimal.

The extension is large and as such does not appear a subservient addition in conflict with D DM4 (b). It does however appear well integrated, with a flat roof, meeting with the eaves of the dwelling. Materials will match the host dwelling further ensuring integration is achieved.

The extension does not comply with the Arun Design Guide in that it would result in a footprint over 50% of the host dwelling, exceeding the guidance and projects more than the recommended distance to the rear. It does however largely replace existing structures and the scale and massing is considered acceptable. Under permitted development it may be acceptable to undertake a 6m rear extension across the entire width. Sufficient space is retained in the garden.

With much of the view restricted, the addition will not appear unduly dominant upon the street scene and result in harm the wider area and accord with D DM1 and D DM4 (a) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a depth of 3m to the rear elevation which will increase to a maximum of 8.25m. The depth of the extension matches that of the existing conservatory and garage that will be removed although extends slightly further west to join with the host dwelling. The width of the extension, sited in replacement of the garage will increase however retains around 4m to the northern boundary. The height of the extension will be a maximum of 2.85m which is considered modest and acceptable.

An extension could be constructed to a similar depth under prior approval and with no objections from the neighbours and with no representation received, the development is considered acceptable.

The neighbouring property at No 40 has a garage that extends along the northern boundary to the same depth as proposed and as a result the extension is unlikely to be visible and is not considered to result in harm by way of overbearing or overshadowing.

To the north, the extension will be in the same footprint as the conservatory and is not considered to result in adverse harm. The extended bulk of the extension is sited 4m from the boundary and is sufficient to ensure there is no adverse overbearing.

There will be 2 windows to the southern elevation however these are small in size and will have views of the neighbouring garage. There will be new boundary fencing to a height of 1.95m to further restrict views. 1 window will be to the northern side and doors and a windows to the east. These will have views over the garden of the host dwelling and are not considered to increase from that which are already available from standing in the garden.

Whilst the extension is large in depth, it largely replaces existing structures and due to the siting and

modest height is not considered to result in adverse harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The 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) 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
 - Site Location Plan - 2028-01
 - Proposed Block Plan - 2028-02
 - Proposed Elevations - 2028--06
 - Proposed Floor Plan - 2028-05
 - Roof Plans - 2028-07

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 **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.