

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

REF NO: P/104/19/HH

LOCATION: 97 Harbour View Road
Pagham
PO21 4RJ

PROPOSAL: Single storey side/rear extension and part conversion of garage to habitable use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

P/55/19/HH	Single storey side/rear extension and part conversion of garage to utility room.	ApproveConditionally 02-08-19
P/100/18/HH	Single storey rear extension and internal alterations	ApproveConditionally 30-11-18

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council
No objection.

No representation from nearby occupiers.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B

Within the Built Up Area Boundary
Tree Preservation Orders

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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

PDS	Pagham Parish Council's Village Design Statement by PaghamPC
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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. As stated in SDSP2 the key policies considered are D DM1 and D DM4. The site is occupied by a detached property with front and back gardens in a mixed design area.

Policy D DM1 sets out 13 design aspects pf which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, 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 neighbours 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.

DESIGN AND VISUAL AMENITY

The applicant seeks planning permission for the construction of a rear extension to the established dwelling and connect to the garage which is to be converted and connected through a small side extension. The proposed new development (including the conversion of the garage) will measure approximately 9m wide, 3.3m in depth to the rear and be built to the proposed height of 2.7m.

The proposed extension given its location will not be visible from the street scene, however the conversion of the garage will. Due to the nature of the application and the street having other extensions/conversions of a similar nature it is not considered to have a detrimental impact on the character of the host dwelling or the street scene.

The proposed extension is considered to appear subservient to the host dwelling and would not result in

any adverse impact on the spatial pattern or character of the area and would therefore accord with the policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed rear and side extension will be located 23m from the eastern boundary and 7.5m from the northern boundary, 11m from the western boundary and will run along the southern boundary. On the eastern elevation there is one proposed set of sliding doors and one window looking out to the rear garden. On the eastern elevation there will be 1 No. window and one proposed set of bi-folding doors. The northern elevation will host 1 No. window whilst the south elevation will remain solid brick to avoid overlooking. the views gained from the windows and doors are not considered to cause overlooking as they are all single storey and look out over the rear garden of the property. the views gained will be no greater than those currently available from the garden.

With regards to the garage conversion the main change that will be visible will be that the garage door is replaced with a window. As such this is not considered to have a negative impact on the application and does not cause any further overlooking as the views gained are no greater than that which would be available from the door being open. As well as this the views will be of their front garden and driveway.

Given the location and height of the proposed extension it is not deemed to effect any of the local properties with regards to the 45 degree rule. This is because it is a single storey development that does not cross the view from the neighbouring windows.

SUMMARY

Given the design and location of the extension it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing and overbearing as the total height of the proposed would not be clearly visible from the neighbouring property and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

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

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| 1 | <p>The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).</p> |
| 2 | <p>The development hereby approved shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> - 275/01 Revision B - 275/04 Revision B - 275/05 Revision B <p>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.</p> |
| 3 | <p>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.</p> |