

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

REF NO: P/106/21/HH

LOCATION: 4 West Front Road
Pagham
PO21 4SY

PROPOSAL: Detached outbuilding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a detached outbuilding.

RELEVANT SITE HISTORY

P/16/93	Demolition of existing dwelling and construction of four bedroom bungalow	ApproveConditionally 12-05-93
P/16/50	Garage	Permit'd Devel 28-06-50

REPRESENTATIONS

Pagham Parish Council - "The Committee was unsure of the purpose of the building, described in the application description as "outbuilding" but referred to on the plans and in the CIL documentation as "annex". If it were an annex, the Council sought confirmation that its use would be ancillary to the main building. If this was not to be the case and the building was for commercial purposes, the Council expected a change of use application would be required."

No representations received from nearby occupiers.

Officer Comment: The applicants agent has confirmed the outbuilding will be used as an annexe as stated on the CIL form and will be ancillary to the main building. A condition will be imposed to ensure that the annex accommodation will not be used as an additional independent unit of accommodation or new stand alone commercial use.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Bounday

2km Buffer for Site of Special Scientific Interest
 Pagham Harbour Zone A
 Area of Character
 Flood Zone 3
 Article 4

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
HERDM4	HER DM4 Areas of Character
TSP1	T SP1 Transport and Development
QESP1	QE SP1 Quality of the Environment
WDM2	W DM2 Flood Risk

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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, D DM4 and HER DM4 of the Arun Local Plan.

Pagham does not have a made Neighbourhood Development Plan but has a Village Design Statement with the application being within the area, The Beach Estate.

Policy D DM1 sets out 13 design aspects of 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 the locality.

Policy HER DM4 sets out criteria for Areas of Character. It states that planning permission or relevant consent will be granted subject to the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas, the maintenance of an appropriate mix of uses where this is an important element in the character of an area and new development preserving, and where possible, enhancing the special

character of these areas, particularly with regard to the characteristics identified by the Local Planning Authority.

DESIGN AND VISUAL AMENITY

The existing property is a detached bungalow to north west of West Front Road. There is off road parking to front (east) and garden to rear (north west). The property is constructed of brick with a pitched tiled roof. The neighbouring properties are The Pagham Club to north east and number 6 West Front Road to west. The surrounding area is residential in character and contains a mixture of property designs.

The proposal is for a detached outbuilding to be sited to the front hardstanding area to south east of the property adjacent to side boundary. The proposal will have a length of approximately 8.0m and a depth of approximately 4.8m. The height to top of pitched roof will be approximately 4.41m. There is a gap of around 0.30m remaining to north east side boundary and 1.30m remaining to the front (south east) boundary. It appears from the site and history that there was a previously a garage on the site.

The proposal will have one set of double doors to front, one window to side (southwest) and one set of double doors and one small window to rear. There will also be two new roof lights to southwest roof plane.

Due to siting at front (south east) it will be highly visible from street scene however due to being at single storey it is visually subservient to main dwelling and the roof design integrates with main dwelling roof so complies with policy D DM1 of the Arun Local Plan. There are also many other forward projecting garages/outbuildings in the streetscene.

Due to the siting to front there will be some reduction of off road car parking spaces available however it seems that there will be two car parking spaces remaining so this complies with Policy T SP1 of the Arun Local Plan and Arun Parking Standards SPD.

The Arun Design Guide states development should be subservient to main dwelling and this complies in terms of size and scale. It also states that new development should respond to and complement the existing character and appearance. The development is not too large size or scale for the area so is acceptable.

The proposed materials will match existing dwelling so seem to integrate with existing dwelling and surrounding area and consist of brickwork walls, tiles roof, UPVC windows and doors so complies with policies D DM1, D DM4, HER DM4 of Arun Local Plan.

RESIDENTIAL AMENITY

The proposed outbuilding will be sited to the side (south east) boundary of property. Due to a small gap of 0.30m remaining to north east boundary there is increased risk to overshadowing or overbearing effects to neighbouring property The Pagham Club to north east however due to being at single storey and existing boundary fence there is no adverse harm caused.

Due to new double doors to front (east) elevation there is increased risk to overlooking to neighbouring properties to front (east) however due to location of road and properties to front (east) set back by gardens/fencing there is no adverse harm caused.

Due to new double doors and one new small window to rear (west) elevation there is slight increase risk to overlooking to Pagham Club to north east however due to being at single storey, a gap of around 1.80m remaining to north east boundary and large gap to neighbouring building and boundary fence there is no adverse harm to overlooking effects to neighbouring property to north east.

Due to one new window to south side elevation and two new Velux style roof lights there will be increased risk to overlooking effects to neighbouring properties to south however due to gap of around 5.0m remaining to road and no direct neighbours to south due to road there is no adverse harm to overlooking to neighbouring properties to south so is acceptable.

As a result of the position and size of the detached outbuilding, it is not considered to result in adverse overbearing, overshadowing or overlooking upon amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

FLOOD RISK

The site lies in Flood Zone 3. Environment Agency Standing Advice for minor development in Zone 3 states that the floor levels should be either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. If they are not, then flood resistance and resilience measures must be considered. The submitted Flood Risk Assessment states that it would not be appropriate in character terms to raise floor levels therefore proposes flood resilience measures instead. These will be secured by condition and thus there is no conflict with policy W DM3.

SUMMARY

The proposed development complies 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 Plan, Block Plan, and Proposed Floor Plan and Elevations Sheet 1 of 1

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 3 The development shall be carried out in accordance with the submitted "Flood Risk Assessment for, 4 West Front Road" and the mitigation measures specified in the document including the stated flood resilience/proofing measures to the building. The mitigation measures shall be fully implemented prior to first use/occupation and shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in line with the National Planning Policy Framework and Arun Local Plan policy W DM2.

- 4 The annex accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 4 West Front Road as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1, D DM2, ENV DM2 and QE SP1 of the Arun Local Plan to prevent the establishment of an additional independent unit of accommodation or new stand alone commercial use which would give rise to an over-intensive use of the site, an unsatisfactory relationship between independent dwellings and result in a dwelling that fails to comply with space standards.

- 5 No development above damp proof course (DPC) level shall take place unless and until a colour schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character of the area in accordance with policies D DM1 and HER DM4 of the Arun Local Plan.

- 6 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.