

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

REF NO: P/107/20/HH

LOCATION: 39 Sea Lane
Pagham
PO21 4UW

PROPOSAL: front and side and rear extensions and conversion of roofspace to habitable use to include a side dormer and 4 x rooflights including demolition of existing extensions

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct extensions to the front side and rear of the dwelling. There will also be a dormer to the side elevation.

RELEVANT SITE HISTORY

P/29/06/CLE	Application for a certificate of lawfulness for an existing rear lounge extension.	Approve 18-04-06
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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
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CONCLUSIONS

PRINCIPLE

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

Pagham has an emerging neighbourhood plan with Policy 1 of relevance referring to the built up area boundary. Pagham also has a village design statement with the property located within Southern Pagham area.

DESIGN AND VISUAL AMENITY

The proposal will construct various alterations involving an extension to the front of the property and the works will be highly visible from the street scene.

The existing dwelling currently has a balcony to the front. This will be removed and replaced with a two storey extension. This does not run along the full front elevation with the roof reduced to create a box like extension to the western side. This is slightly out of character however is not to result in a significant impact upon the appearance of the dwelling with the depth modest at around 2m. It is also not considered to extend beyond the established development line and with 14m retained to the front boundary, it is not deemed overly dominant.

The surrounding properties are mixed in appearance of both single and two storey properties. The proposal seeks timber cladding to the front elevation. There are other examples of cladding within the street scene and it is not considered out of character. The colour of the cladding has not been provided and therefore will be conditioned to ensure it is appropriate for the area.

There will also be one dormer to the side elevation however again there are many examples of this within the street scene.

The proposal is not deemed to result in the dwelling appearing adversely out of character or impact upon the spatial pattern of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The existing dwelling has a side extension which will be increased in width by around 1m. This retains a maximum of 0.4m to the boundary to the west. It will have a height of around 2.6m which is the same as existing. There are 2 windows to the side elevation of the neighbouring property (37) which may be impacted as a result of the extension moving closer to the boundary however this is not considered significant with the height and depth remaining the same as existing and with boundary treatment in place. A number of doors and windows are removed from this side and as such does not give rise to adverse overlooking.

The rear extension will have a height of approximately 3.6m with a flat roof which is around 1m higher than existing. The depth is however slightly reduced from existing by around 1m to 6.15m. This retains 1.8m and 3.75m to the side boundaries and whilst it is slightly higher it is not considered to give rise to impacts additional than that already achieved by the existing rear addition.

There will be a dormer to the eastern side elevation. This is set back 4.15m from the front elevation with a height of 2.5m and a depth of 3m. The dormer is not considered to result in overbearing or overshadowing with the neighbouring property (41) at single storey. There will be two windows serving a bedroom and a bathroom. Due to the siting of these, they are not considered to result in adverse overlooking upon the neighbouring property which has a number of additions to the rear also. There will

be 3 velux to the western roof slope and are considered appropriate to ensure there is no direct adverse overlooking towards the windows at the dormer to the neighbouring property (37).

The roofline will also be extended by around 1m to the rear and 2.2m to the front which incorporates the front extension. Due to the siting of this and the distance to the boundaries, it is not considered to result in overbearing or overshadowing impacts. The front extension will have a window to the southern elevation which wraps around to the western side. This could provide some views towards the property to the west which features a dormer however it retains 6.3m to the boundary and the views are not considered additional to that which could have been achieved from the existing balcony.

Whilst various alterations are proposed the development is not considered to result in harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed 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
- Location Plan - LB1 a
 - Block Plan - LB1 b
 - Proposed Floor Plan - LB004 rev A
 - Proposed Elevation Plan - LB003 rev A

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for the cladding to the first floor 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 by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 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.