

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

REF NO: P/108/20/HH

LOCATION: 32 East Front Road
Pagham
PO21 4SU

PROPOSAL: Single storey rear extension including demolition of existing conservatory. 8 x rooflights and alterations to roof over front bedroom from gable to flat roof and conversion of central roof from hip to gable end with alteration to fenestration

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to demolish the rear conservatory and construct a rear extension, with roof alteration. There will also be raised decking to the south.

REPRESENTATIONS

Pagham Parish Council provided no objection

- We ask the LPA to note and consider comments from Pagham Holdings and ensure comments from the coastal engineer are sought.

1 letter of objection received

- The application form in completed incorrectly.
- The site boundary is misinterpreted. showing an area of upper beach within the site and within the companys land.
- The boundary is formed by the retaining wall.
- It appears to remove a section of retaining wall.
- A more robust FRA should be submitted.

Comments noted and addressed in conclusion.

- There are no apparent errors in the application form with certificate B signed confirming notice has been given to relevant owners.
- The wall is retained with the decking extending above.
- The Environment Agency have been consulted.
- The agent has been contacted with regards to the ownership and has provided confirmation they believe the submission is correct. The issue regarding land ownership would be a private matter.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Coastal Engineer - No objection. However the applicant should be made aware that an application for a replacement dwelling in close proximity was refused due the area in question being susceptible to coastal erosion and ensuing flooding. No. 32 East Front Road is more or less in the centre of the current erosion zone. The owner should be fully aware of the erosion risk and the risks associated with carrying

out development at the proposed location. Notwithstanding previous coast protection operations, the area remains susceptible to coastal erosion. Permitting the development shall not set precedent that the local authority will continue to exercise its permissive powers and carry out coast protection operations. The situation at East Front Road is unlikely to improve in the short-term.

Natural England - No objection. Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

Environmental Agency - No response

POLICY CONTEXT

Built up area boundary.

Area of Character

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
HERDM4	HER DM4 Areas of Character

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.

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 the Beach Estate.

DESIGN AND VISUAL AMENITY

The property is a detached single storey dwelling which fronts the Pagham Beach with the northern elevation of the property fronting East Front Road. There is a wall around 1.8m in height along the northern boundary with a detached garage and annexe also to this boundary. As such the views are partially restricted.

The northern elevation currently consist of a single storey extension and a conservatory and this will be removed and replaced with a gable roof extension. A gable pitch will also be constructed to the south to match that at the north.

The proposal will create a more uniform appearance to the northern elevation and it appears well integrated with the host dwelling.

The surrounding properties are varied in style and design and the alteration is not considered out of character.

The application also states that there will be cladding and an alternative roof material. No details have been received with regards to the colour of this and as such it will be conditioned for details to be submitted.

Due to the siting of the proposal, set back from the street scene with sufficient boundary treatment the proposal is not considered to result in an adverse impact upon the spatial pattern or character of the area.

RESIDENTIAL AMENITY

There northern elevation currently consist of a pitched single storey addition and a conservatory. The conservatory will be removed and infilled with an extension. This will have a modest depth of 2.3m which will align with the remainder of the existing northern elevation. This is slightly reduced in depth that compared to the siting of the conservatory.

The extension will form a flat roof which will then rise to a gable pitch as it extends away from the boundary to the centre of the dwelling. As such it is not considered to appear overbearing or overshadowing. There will be a new window the east which will serve a bedroom and is shown as obscured on the plans. There is a window in a similar location to the neighbouring property however a window could be constructed under PD to the ground floor as such is not considered to result in adverse views.

To the rear, the internal floor level will be raised in part of the house. Doors will then lead out onto a raised decking area extending over an existing retaining wall. This is around 0.75m off the ground. As such there will be a balustrade to the side elevations for safety.

Due to the siting of the decking and balustrade to the existing rear garden, overlooking the beach, it is not considered to result in adverse impacts upon amenity to the neighbouring sides.

There will also be a number of rooflights however due to the height above finished floor level are not deemed to result in adverse overlooking.

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

AREA OF CHARACTER

The property also falls within an Area of Character. The listing notes the estate is characterised by a wide range of individually designed properties. It is not considered the proposal would appear adversely out of character with the area and Pagham Beach Estate due to it being set back from the street scene and as a result the proposal is not considered to give rise to any harm upon the character of the area and accords with HERDM4 of the Arun Local Plan.

FLOOD RISK

The property falls within Flood Zone 3 and is at a high risk of flooding. As such a Flood Risk Assessment was received. This follows EA standing advice for minor development and includes details relating to the height of floor levels. The Environment Agency did not respond to consultation.

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. A dispute has arisen over the extent of the red edge and ownership. The applicants believe they have served the correct certificate. If this is not the case the permission may not be valid. Further when seeking to implement the permission any landowner who believes that development is taking place on their land would have full access to civil law.

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
 - Proposed Site Plan with measurements- P0009
 - Proposed Elevations - P0006
 - Proposed Floor Plan - P0002
 - Section Plan - P0010
 - Proposed Roof Plan -P0004

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 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 visual amenity in accordance with policy D DM1 of the Arun Local Plan.

- 4 No materials or vehicles associated with the building or other operations on the site shall be stored on the beach at any time which is designated SSSI during or after the works.

Reason: In the interests of amenity and the safeguarding of the designated area in accordance with policy D DM1 of the Arun Local Plan.

- 5 INFORMATIVE: Following a letter that was received disputing ownership to the southern boundary, the applicant should ensure that this be clarified prior to commencement of works.
- 6 INFORMATIVE: The applicant should be aware of the risks associated with carrying out development at the proposed location. Notwithstanding previous coast protection operations, the area remains highly susceptible to coastal erosion. Please see the consultation from our engineers on our website.
- 7 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.