

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

REF NO: P/108/21/HH

LOCATION: 10 Dukes Meadow
Pagham
PO21 3PJ

PROPOSAL: Removal of existing conservatory and erection of rear single storey extension, single storey side extension, single storey front extension & loft conversion to form new first floor with front and rear dormer projections (resubmission following P/76/21/HH).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks the removal of existing conservatory and erection of rear single storey extension, single storey side extension, single storey front extension & loft conversion to form new first floor with front and rear dormer projections (resubmission following P/76/21/HH).

RELEVANT SITE HISTORY

P/76/21/HH	Removal of existing conservatory and erection of a rear single storey extension, single storey side extension, single storey front extension and loft conversion to form new first floor with front and rear dormer projection.	Refused 19-07-21
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REPRESENTATIONS

Pagham Parish Council - Objection. Out of character within the area and overdevelopment of the site with no similar roof conversions in vicinity.

1 letter of objection received from nearby occupiers:

- Concerns that it is overdevelopment and unneighbourly. Concerns that the new patio doors to front (west) will cause the front patio to be laid.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built Up Area Boundary
2km Buffer for Site of Special Scientific Interest

Pagham Harbour Zone B

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:

PDS	Pagham Parish Council's Village Design Statement by PaghamPC
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

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

Pagham does not have a made Neighbourhood Plan although does have a Village Design Statement with the property located within Nyetimber.

Additionally, Section M of the Arun Design Guide discusses residential extensions.

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.

Section M of the Arun Design Guide relates to residential extensions, setting out criteria to which the proposed extensions should meet. These predominantly seek to ensure that the proposal appropriately relates to the host dwelling and the area.

SITE HISTORY

There has been a recent refusal for a similar application under P/76/21/HH due to size, design and position of the dormer to front being out of character with surrounding area, in conflict with Policies D DM1 and D DM4 of the Arun Local Plan and Design Guide.

The new proposals have two smaller individual flat roofed dormers to front so cause less adverse impact to surrounding area than the large box shaped design in previous application.

DESIGN AND VISUAL AMENITY

The proposals consist of removal of existing conservatory and erection of rear single storey extension, single storey side extension, single storey front extension & loft conversion to form new first floor with

front and rear dormers.

The two dormers to front (west) will each have a width of 2.11m and a depth of approx. 2.81m. The height to top of flat roof will be approximately 1.63m. The rear dormer will have a width of approximately 6.01m and a depth of approximately 4.08m. The height to top of flat roof will be approximately 2.40m.

Due to the siting of dormers to front (west) they will be highly visible from street scene however due to smaller design of two individual dormers they are less dominant so do not adversely impact street scene or character of surrounding area. Whilst the dormers are not common in the vicinity of Dukes Meadow, there are properties within locality along Mayfield Close to east of site which have dormers so is considered acceptable.

Due to siting of dormer to rear (east) the large box shaped design adds bulk to rear of the property, however it could be done under permitted development dependent on the size and materials to be used.

The property has a 5.85m by 1.97m conservatory to the rear that will be removed. The extension to rear (east) will have a width of 6.22m and depth of approx. 2.03m. The height to flat roof will be approximately 2.86m. Due to siting to rear it is less visible from street scene so does not adversely impact street scene or character of area so complies.

Due to the siting to front (west) and side (south), the extensions will be highly visible from street scene however the proposals are visually subservient to main dwelling and pitched roof design visually integrates with main building roof so complies.

The extension to front (west) will have a width of approximately 3.02m and depth of approximately 1.51m. The height to pitched roof will be approximately 3.55m.

The extension to side (south) will have a width of approximately 4.16m and a depth of approximately 1.78m. The height to pitched roof will be approximately 3.84m.

Arun Design Guide states that development should be subservient to existing dwelling. The development complies in terms of size and scale. It states that Dormer windows should not be over-dominant and fussy. Whilst it states that small scale dormer windows with pitched roofs are favoured over large, flat box-shaped designs, the flat roofed dormers to front are below existing roof ridge line and not overly dominant so is acceptable. The rear box shaped dormer design conflicts with part M however it could be done under PD subject to size and materials used so is acceptable.

The proposed materials seem to match existing dwelling and consist of brickwork walls, Marley Cedral Cement Boarding to dormers - dark grey - C15, tiles and felt flat roof, UPVC windows and doors so complies with policy D DM1 and D DM4 of the Arun Local Plan.

Due to the siting of the proposed dormers and single storey extensions, they will not cause adverse impact to street scene or surrounding character of area so complies with policy D DM1 or D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to siting of extension to rear (east) beyond building line to north, it will impact the 45 degrees test when looking from rear ground floor windows of neighbouring property number 12. However being at single storey and existing boundary fence reduces impact so is acceptable. There is around 2.80m remaining to side (southern) boundary and 9.10m to rear (east) boundary so is acceptable.

Due to siting of extension to front (west) it will increase risk of overshadowing or overbearing effects to

neighbouring property number 12 to north however gap of around 3.30m to north boundary reduces impact of overshadowing effects to north.

Due to siting of extension to side (south) there is increased risk of overshadowing or overbearing effects to number 8 Dukes Meadow to south however being at single storey, existing boundary fence and gap of around 1m to southern boundary and 3.38m to neighbouring property there is no adverse harm.

Due to position of dormers to front, new bi-fold doors with side window panes, one new single door and one new window to front there is increased risk to overlooking to front (west). However due to no direct neighbours to front due to location of road there is no adverse impact to overlooking to front.

Due to one new window to side (south) elevation there is increased risk to overlooking to neighbouring property number 8 to south however due to being at single storey and location of existing boundary fence reduces impact of overlooking so complies.

To the rear there is also one new roof window proposed to the rear of new side (south) extension. Due to siting at high level there is no adverse harm to overlooking caused.

The Dormer to rear (east) will have two new windows to rear (east) at first floor. The extensions to rear will have new French doors (3 door panes) and two new windows to rear (facing east) at ground floor level. Due to position of these windows and doors there is increased risk of overlooking to neighbouring property to rear (east) however gap of around 9.10m remaining to rear boundary does not cause harm to overlooking to rear or side due to siting of extension beyond building line to south.

The proposed extensions and dormers are not considered to result in adverse overlooking upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development complies with relevant development plan policies and 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 Plans and Proposed Ground Floor Plan Sheet 1A of 3
Existing Ground Floor Plan, Elevations, Existing and Proposed Roof Plans Sheet 3A of 3
Proposed First Floor Plan and Elevations Sheet 2A of 3

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 **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.