

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

REF NO: P/109/18/HH

LOCATION: 86 Harbour View Road
Pagham
PO21 4RH

PROPOSAL: Demolition of detached garage. Addition of single storey front, side and rear extensions

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to demolish the existing garage to the rear side of the property and construct a rear, side and front extension.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Pagham Parish Council

Pagham Parish Council provided no objection to the application.
No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle to development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Pagham has an emerging Neighbourhood Plan with policy 1 and 3 of relevance to the application. The proposal complies with these policies.

The site is occupied by a semi detached bungalow with a detached garage.

DESIGN AND VISUAL AMENITY

The proposal is sited to the front and side of the dwelling and will be visible from the street scene.

The proposal is considered subservient to the host dwelling with materials to match the existing. The proposal will construct a porch to the front elevation of the dwelling and whilst the surrounding area appears similar in design and style it is not considered the development will appear unduly dominant or give rise to an adverse impact upon spatial pattern or character of the area and as such accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will run along the majority of the rear of the dwelling however will retain 2m gap to the northern boundary. It will have a depth of 4m from the rear and a width of 3.8m where it will then increase in depth to 11.5m for a further 3m width. This will be sited partly where the existing garage was positioned to the rear side of the dwelling however the separation distance to the southern boundary will increase with a minimum of 1m which will increase to the west due to the angle of the boundary.

Due to the varying depth of the extension, the elevation at the northern boundary will extend beyond the rear elevation of the property to the north by around 1m. As such it is not considered to appear significantly overbearing or overshadowing upon this elevation. Where the depth increases along the southern boundary it will extend to meet in line with the neighbouring garage and again due to the siting and separation distance, it is not considered any overbearing or overshadowing would be significant in which a refusal would be justified. The extension along the southern boundary will have a hipped roof to a height of 4m with the height of the extension along the rear of the dwelling slightly smaller at 3.4m with a flat hipped roof.

A set of glazed doors and a window will be installed to the west which will overlook the rear garden. Whilst the addition of windows to the north and southern elevation may give rise to some overlooking due to the siting at ground floor level any views would not be additional to that which could be achieved from standing in the rear garden and would be impeded by the boundary treatment fence.

Whilst the extension is largely it is not considered it would give rise to adverse impacts in terms of overlooking, overshadowing or overbearing upon neighbouring amenity and accord with DDM1 and DDM4 of the Arun Local Plan.

PARKING

Whilst the removal of a garage will lead to a loss of parking there is sufficient space retained to the front of the dwelling for around 2-3 cars. As such it is not considered this will lead to an adverse impact upon parking within the area.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

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
- Ground Floor Plans and Elevations - P01
- Roof, Block and Location Plan - P02

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.