

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

REF NO: P/109/20/HH

LOCATION: 142 Pagham Road  
Pagham  
PO21 4NJ

PROPOSAL: Removal of existing conservatory and erection of single storey front and side extensions.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above

**REPRESENTATIONS**

No objection

No representation from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None

**POLICY CONTEXT**

Designation applicable to site:  
2km Buffer for Site of Special Scientific Interest  
Pagham Harbour Zone B  
Within the 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  |
| NPPG | National Planning Practice Guidance |

**SUPPLEMENTARY POLICY GUIDANCE:**

|     |                                                              |
|-----|--------------------------------------------------------------|
| PDS | Pagham Parish Council's Village Design Statement by PaghamPC |
|-----|--------------------------------------------------------------|

**CONCLUSIONS**

## PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Pagham has an emerging Neighbourhood Plan with Policy 1 of relevance referring to the built up area boundary.

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 locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

## DESIGN AND VISUAL AMENITY

The additions will be situated to the west of the dwelling. There is an existing conservatory which is going to be removed. The two new developments will be located to the front of the property and will be highly visible from the public realm. The development is modest in scale and appear subservient to the host dwelling.

The surrounding properties are varied in style and design and as such the proposal is not considered to result in the dwelling appearing out of character with the area. The materials proposed will match that of the host dwelling which ensures it will appear well integrated. The extensions are set a minimum distance of 17.5m from the front boundary with 2.7m to the northern boundary and 4.05m to the southern boundary.

The proposed extension due to the siting and design, is not considered to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

## RESIDENTIAL AMENITY

The extension to the south has a depth of 3.3m and a width of 3.85m this will be sited where the existing conservatory is. The extension will have eaves to a height of 2.5m with a pitch height of 4.2m to match the existing dwelling. There will be an additional window to the western elevation which will overlook the street scene.

The extension to the north has a depth of 5.7m and a width of 2.75m along the side elevation. The extension will have eaves to a height of 2.5m to match that of the existing dwelling with a gabled roof to a maximum 3.5m. There will be an additional window to the southern elevation which will overlook the street scene.

The proposed development is not considered to give rise to adverse impacts upon neighbouring 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 the relevant development 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.

## CIL DETAILS

This application is not CIL Liable.

## 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 Plans and Elevations Sheet 1 of 2
  - Existing Floor Plan and Elevations and Existing and Proposed Roof Plans Sheet 2 of 2

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 **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.