

PLANNING APPLICATION REPORT

REF NO: P/10/11/

LOCATION: 128 Pagham Road
Pagham

PROPOSAL: First floor side extension over garage with rear conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed first floor extension over garage measures approximately 3m in width, 6.9m in depth and 2m in height (from ground floor 6.9m). The proposed conservatory measures approximately 3.5m in width, 5m in depth and maximum height of 3.2m.
SITE AREA	Approximately 410 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has wall + shrubs approximately 1.5m in height, side boundary to No 126 hedging approximately 1.8m in height, side boundary to 130 hedging approximately 2m in height. Rear has close boarded fencing + hedging approximately 2m in height, side boundaries close boarded fencing + hedging approximately 1.8m-2m in height.
SITE CHARACTERISTICS	Semi-detached property with single storey extension on rear, attached garage with No 126 and pebble driveway. The property has red brickwork, red tile hanging on upper level, white window frames with a red tiled roof. Wooden child's playhouse and shed in rear garden.
CHARACTER OF LOCALITY	Main road comprising residential properties, semi-detached and detached of various styles and designs. Farmland to west of site.

RELEVANT SITE HISTORY

P/33/04/	Single storey rear extension & first floor front dormer extension.	Approve Cond 17-05-2004
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P/126/05/	Two storey front extension.	Approve Cond 07-12-2005
P/62/72	Garage	Permit'd Devel 15-05-1972

REPRESENTATIONS

Representations received:

Pagham Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary
Class C Road
PDR re windows on P/126/05

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2 GEN7 DEV19	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings
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PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential

amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The semi-detached property has an attached garage that is linked with the garage of the neighbouring property No 126. The application seeks to convert the existing garage into a store room and construct an extension at first floor level to create an additional bedroom. A conservatory is also proposed on the rear adjacent to the existing lounge.

The proposed first floor extension will be the same footprint as the garage but will increase the height of the roof from 4.7m to 6.9m which will be no higher than the existing roof. The main dwelling of the neighbouring property No 126 is sited approximately 3m away and this property has a landing window at first floor level on the north side elevation that faces the proposal. With the absence of windows on the south side elevation of the extension it is not considered that the first floor extension would detrimentally harm the occupiers by way of overbearing affect and harmful overshadowing.

The proposed conservatory on the rear will be sited adjacent to the lounge and will be approximately 3.5m in width with a rear projection of 5m and a maximum height of 3.2m. The neighbouring property to the north 130 is sited approximately 4m away and this property has a single storey extension on the rear. The neighbouring property to the south No 126 is sited approximately 2.5m away and this property has a single storey extension on the rear. With adequate distance to neighbouring properties it is not considered that the conservatory would detrimentally harm the occupiers by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

The proposed extensions are visually subservient to the main dwelling, would not be obtrusive in the street scene, nor would they harm the character and appearance of the surrounding residential area.

It is therefore recommended to approve the application, subject to the following conditions.

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: Site 1:500/Floor/Elevations Drg No 2, Roof Drg No 3 received on 9th

February 2011.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 No windows shall be constructed in the south side elevation of the extension hereby permitted which adjoins the side boundary with No 126 Pagham Road without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.