

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

REF NO: P/10/21/HH

LOCATION: 4 Canterbury Close
Pagham
PO21 3QX

PROPOSAL: Replacement garden structure to provide a hobbies/fitness room

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Replacement outbuilding measuring approximately 5.1m by 5.1m by 3.25m high to provide hobbies/ fitness room.
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RELEVANT SITE HISTORY

P/29/20/HH	Construction of porch, change of use of garage to utility room & study & renew cladding on all elevations with Hardie Board.	ApproveConditionally 06-05-20
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REPRESENTATIONS

Pagham Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km buffer zones SSSI - Bognor Reef and Pagham Harbour
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:

NPPDG	National Design Guide
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CONCLUSIONS

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.

Pagham has a made village design guide, the site lies with the Pagham Road area.

Part M of the recently adopted Arun Design Guide provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, there is no specific guidance for outbuildings.

Key areas of concern;

- Design and Visual Amenity
- Overlooking, Overbearing and Overshadowing

DESIGN AND VISUAL AMENITY

The outbuilding consists of a simplistic design, typical of similar type buildings. On the site of the building exists a similar albeit smaller summerhouse. The proposed structure will be approximately 2m larger, both width and depth, and just under 1m higher to the ridge, the eaves heights are similar to the existing. It is thought that the scale is appropriate to its intended use. It is proposed the structure will be built from materials similar in style or colour to those found on site and therefore it is considered that the outbuilding will be well integrated with its surroundings.

The top of structure will be visible from the street, above an existing 1.8m fence however the existing structure is currently visible and it is not felt this will have any negative impact to the streetscape. With regards to the design and visual amenity, the proposal is not deemed to adversely impact the location or host dwelling in accordance with DDM1 and DDM4 of the Arun Local Plan.

OVERBEARING, OVERSHADOWING and OVERLOOKING

The structure is to be to the front garden of the dwelling, adjacent to a small block of flat roof garages to the East and a single storey apartment development to the North. The structure will run along, approximately 300mm away from the boundary shared with the apartment building which will be the greatest difference between the proposal and the existing site set up. The apartment building has a short depth of land behind it which will ultimately enhance any overbearing effects the proposal will have. However due a fence between the proposal and neighbouring property to the North, the minimal effect of the higher eaves line will be lessened and the proposal will not negatively overbear the properties to the North.

There will be some overshadowing to properties to the North from the outbuilding, however it is believed a similar situation is already present from the Northern boundary fence line and the host dwelling itself. It

is considered there will be little in the way of additional overshadowing. All new fenestration will face Westwards towards the private amenity space of the host dwelling and as such it is not believed that there will be any negative impacts from overlooking. It is considered by virtue of lack of overbearing, overshadowing and overlooking that the extensions accords with policy DDM4 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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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;

- Proposed Floor Plan 43/21/03
- Proposed Elevations 43/21/04
- Block Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 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.