

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

REF NO: P/10/22/HH

LOCATION: 25 Manor Park
Pagham
PO21 3JS

PROPOSAL: Single storey side extension and two storey side/rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey side and rear extension and a single storey extension to the rear.
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REPRESENTATIONS

Pagham Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

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 considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

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

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a two storey and single storey extension to the property.

The property is semi-detached and has a garden to the east and south. The two storey extension will be located to the southern side elevation and extend beyond the rear where it will then reduce to single storey as it extends north along the rear elevation of the dwelling.

The rear single storey element is not visible from the wider area although the two storey being located to the side will be.

The proposal is large and with the extension at two storey it does add bulk to the side of the dwelling. It is set back around 4.6m from the front boundary of the property and due to the siting of the house this is around 20m from the street scene and as such does not appear an unduly dominant feature.

The design is well integrated with the roof pitch matching that of the host dwelling and set down slightly from the ridge. Materials proposed will consist of painted render which is consistent in appearance with the host dwelling.

The Arun Design Guide states 'Side extensions should in most cases be set back from the front of the house in order to play a subservient role to the original building: 1-1.5 metres for the ground floor and a minimum of 2 metres for the first floor' and 'Responding to existing elevations through the size and positioning of doors and windows' and 'A building frontage no greater than 70% of the existing building.'

The proposal partly complies with the guide in that the side extension is set back and the design responds to that of the existing elevations. The extension does however appear to slightly exceed 70% of the frontage of the main dwelling.

Whilst the proposal will alter the appearance of the property, it appears well designed and is not considered to result in adverse harm upon the character or appearance of the area and accords with D DM1 and D DM4 of the Arun Local Plan and the Design Guide.

RESIDENTIAL AMENITY

The proposed two storey extension will be located to the southern side elevation and has a total length of 7.8m. This extends 4m beyond the existing rear building line and has a width of 5.55m. This retains 28m to the southern boundary.

To the south west of the property is No.26 and due to the siting of the two storey extension, it will not result in adverse overbearing or overshadowing upon this property with 4.8m retained to the boundary and a further 2m retained to the side elevation. There is also sufficient space retained to the east and again it will not result in adverse harm upon this elevation.

The single storey extension will join with the two storey element and run along the rear elevation and

along the northern side. This has a depth of 4m meeting in line with the two storey addition. This will have a flat roof with a height of 2.8m which will increase to around 3.15m with the addition of a roof lantern.

To the north is No.24 and the single storey element will extend around 4m beyond its rear building line and will intersect a 45 degree when drawing a line from the centre of the closest window to the boundary. This window however serves a utility room and as such adverse impact would not be significant.

The two storey element will have a first floor window to the front, rear and southern side. The side facing window will have views over the garden of the host dwelling and with 28m to the rear, this will not give rise to adverse overlooking. The rear facing window would give rise to overlooking on gardens to the rear however it will serve a bathroom and will be conditioned that the glass remain obscured glazed. The front facing window have views over the street scene. There will be doors and window to the side and rear at ground floor also although at single storey level, views will be over the garden of the host dwelling. As such the development will not result in adverse overlooking.

The development proposed will not result in adverse harm upon amenity by way of overbearing, overlooking or overshadowing and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan 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.

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 and Block Plan
- Proposed Elevations
- Proposed Floor Plans

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 The first floor window on the eastern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun District Local Plan

- 4 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls have been submitted to and approved by the Local Planning Authority. The material approved shall be implemented in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the area by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 5 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.