

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

REF NO: P/111/18/HH

LOCATION: 5 The Crescent
Pagham
PO21 4RU

PROPOSAL: Front dormer projection to existing 1st floor.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a dormer to the front elevation of the dwelling.
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RELEVANT SITE HISTORY

P/42/02/	Replace existing garage, with larger single garage	ApproveConditionally 04-07-02
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council

Pagham Parish Council provided no objection the application.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up are 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 of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan.

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

DESIGN AND VISUAL AMENITY

The proposal is situated to the front of the dwelling and as a result is highly visible from the street scene.

The property is located in a small cul de sac where the properties are all similar in style and design. Due to the proposed additional bulk to the front elevation of the dwelling it is not considered a subservient addition and in conflict with DDM4 (b) of the Arun Local Plan. However all the properties have a small dormer to the front elevation, with many examples present in which the dormer has been enlarged similar to that which is proposed and therefore the development is in keeping with the surrounding properties and also does not appear unduly dominant. The proposed colour of the dormer was altered from white to brown which helps its integration within the street scene.

Whilst the neighbouring property is identical in appearance and the addition to the dormer would alter this symmetry, with many examples nearby the proposal is not considered significantly harmful and as a result does not give rise to unacceptable adverse impact upon the spatial pattern or character of the street scene and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dormer is to be constructed with a depth of 4.2m, a height of 2.7m and a length of 5m. Whilst it is large due to its siting to the front elevation it is not considered overbearing with the proposal retained in the existing footprint. There will be windows which will overlook the street scene and therefore it not considered to give rise to adverse overlooking upon neighbouring amenity.

It is not considered that neighbouring residential amenity will be harmed by way of either overbearing, overshadowing or overlooking due to the siting at the front elevation of the dwelling and as such accords with DDM1 and 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**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
 - Floor, Elevation and Proposed Roof Plan - Sheet 3 of 3
 - Proposed First Floor Plan - Sheet 2a of 3
 - Proposed and Existing Ground Floor Plan, Location and Block Plan - Sheet 1 of 3

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.