

Recommendation Report for Prior Notification for Householder Extension

REF NO: P/111/20/PDH

LOCATION: Harborough
15 Pyrford Close
Pagham
PO21 3NL

PROPOSAL: Notification under extended permitted development rights for a single storey rear extension with pitched roof measuring 8m from beyond the rear wall of the original dwelling house, with maximum height of 4m and eaves height of 2.7m.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Notification under extended permitted development rights for a single storey rear extension with pitched roof measuring 8m from beyond the rear wall of the original dwelling house, with maximum height of 4m and eaves height of 2.7m
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REPRESENTATIONS

One letter of objection as unsure as to the views that would be available.

COMMENTS ON REPRESENTATIONS RECEIVED:

With the proposal being single storey it is not considered to cause any adverse overlooking on neighbouring properties. The application is in prior notification form where there is no requirement for full details to be submitted.

DEVELOPMENT PLAN POLICIES**CONCLUSIONS**

This application relates to a single storey rear extension to be attached to the rear wall of the property under Prior Notification otherwise known as "Extended Permitted Development Rights".

The Town and Country Planning (General Permitted Development)(England) Order 2015, at Schedule 2, Part 1, A.4(7) and (9) states that the local planning authority shall take account of any representations received and consider the amenity of all adjoining premises.

It should be noted that a structure can be erected in the proposed location under existing Permitted Development rights without the need for a formal planning application to a depth of 8m and a height of 4m. The proposed extension will measure 8m in depth, a height of 2.7m at eaves which will increase to 4m at the pitch.

Due to the siting, the proposal is not considered to intersect a 45 degree angle when drawn from the closest ground floor opening at No.17 Pyrford Close due to the shape of the rear of the properties an extension of 8m depth, would be permitted. It is considered that a depth of 8m that is proposed would not result in a significant overbearing impact, additional to that which could be achieved under permitted

development.

Due to siting of No 15, the extension is not considered to result in harm upon this neighbouring property.

For the above reasons, it is not considered that the proposed extension would have a significant impact on the residential amenity over what could be constructed by the applicant under the GDPO without permission. The design of the proposed extension is such that it is not considered to give rise to significant adverse overlooking, overshadowing or overbearing impacts on neighbours. Therefore, the proposal is considered acceptable and no objection is raised in relation to the proposal.

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

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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

NO OBJECTION

- 1 For the avoidance of doubt the approved details are the Location Plan and Block Plan submitted on 5th November 2020.