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PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Single storey extensions & alterations. 199 Pagham Road, Pagham.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed front extension will measure approximately; 14.5m in length and 5.2m in width with a hipped roof to a height of approximately 4.6m. The proposed rear extension will measure approximately; 9.3m in length and 4.6m in depth with a flat roof approximately 3m high and a large rooflight to a height of approximately 3.8m.
SITE AREA	Approximately 0.14ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	A few up to approximately 6m high that will be unaffected by this application.
BOUNDARY TREATMENT	The front is kept by 1.5m high close boarded fencing to the south, 3m hedging to the north and 1.5m walling to the east. The rear is kept by 1.8m close boarded fencing.
SITE CHARACTERISTICS	A two storey detached dwelling formed of stone and red brick walls with a slate tiled hipped roof. Existing two storey rear extension.
CHARACTER OF LOCALITY	The site lies on a main road through Pagham, comprising a variety of style and design dwellings. To the rear is agricultural land.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
P/6/02/	Conversion of existing carport to residential and addition of new conservatory.	Approved Conditionally 04-03-2002

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Pagham Parish Council	Awaited
Local Groups	None
Others	None

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	No adverse comment.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

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.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

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 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.

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CONCLUSIONS

This application comprises a relatively large front extension to replace an existing car port with a new double garage and additional accommodation, and a rear extension to provide a new kitchen area. There is an extant permission on this site, P/6/02/, for a conversion of the existing car port to living accommodation, plus a rear conservatory.

Both proposed extensions will be single storey and as such visually subservient to the existing dwellinghouse. Further, they are considered to be in-keeping in style and design with the existing building, and surrounding area.

The rear extension will be located next to an existing two storey extension, therefore projecting only approximately 1.3m further west. This location is considered to minimise any effects on residential amenity. Further, the rear benefits from adequate boundary screening.

Whilst the proposed front extension will project approximately 14.5m closer to the highway, it is not considered to be obtrusive on the street scene due to its sympathetic design and single storey nature, and the retention of a distance of approximately 10m to the road. This is not considered to be out of character with the surrounding area due to the location of various other dwellings close to the road, including Nos. 191, 193 and 201 Pagham Road.

In terms of neighbouring residential amenity, there is adequate boundary screening and a sufficient distance to the adjacent dwelling to the north. To the south, the proposed front extension will come to within approximately 0.2m of the boundary but is not considered to cause significant detrimental harm by way of overbearing, overshadowing or overlooking. This is due to its single storey nature and the retention of a distance of approximately 7m between the boundary and No. 197.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Further, the proposal would not be considered obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

It is therefore recommended that the application be approved, subject to the conditions set out overleaf.

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Single storey extensions & alterations. 199 Pagham Road
Pagham

RECOMMENDATION

Approve Conditions

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 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 199 Pagham Road as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.