

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

REF NO: P/117/24/HH

LOCATION: 113 West Front Road
Pagham
PO21 4TB

PROPOSAL: Raising of the roof and roof redesign with side gable and side dormer. First floor rear balcony.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

P/8/99/	Demolish existing building and build new bungalow and garage.	ApproveConditionally
		21-04-99

REPRESENTATIONS

Pagham Parish Council - Objection as the Parish Council felt the raising of the roof and redesign constituted a second floor, which is not permitted under the Village Design Statement for Pagham for properties within the "Beach Estate" area. The Parish also felt that the window in the gable end would lead to overlooking of the neighbouring property.

1 No. representation from nearby occupier.
 - The proposal in breach of policy that restricts development to one storey.
 - Side gable will create an overlooking effect to the neighbouring property on the East, which is unneighbourly.
 - Land is part of Pagham Harbour SSSI and note that the proposal has been referred to Natural England.
 - Orientation errors on elevations.

Comments noted. It is noted that the proposed development is in conflict with the Village Design Statement for Pagham for properties within the "Beach Estate" and that the elevations are labelled incorrectly. The rest of the comments will be addressed in the conclusions section.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Area of Character.

Flood Zone 2.

Within an area with potentially high groundwater levels.

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)
HERDM4	HER DM4 Areas of Character
WDM2	W DM2 Flood Risk

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
PDS	Pagham Parish Council's Village Design Statement by PaghamPC

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached bungalow along West Front Road. The application seeks planning permission to raise the roof, including redesign of the roof, with a gable feature and side dormer with a first floor rear balcony. The proposed development would be visible from the street scene and from public vantage points from the beach to the rear. The application site is located within the Pagham Beach Estate Area of Character.

The proposed roof alterations would include an increase in ridge height by approximately 0.7m across the host dwelling. The highest part of the roof would be increased to a maximum height of 6.4m and the lower part of the roof would measure 5.9m in height. The roof redesign would include the addition of first floor level accommodation. The proposal would include hip to gable roof extensions and a side dormer, serving the loft accommodation and as such, the proposal would significantly alter the character of the dwelling.

It is stated in the Arun Design Guide (ADG) that roof extensions should be located in discreet positions on rear elevations wherever possible. They will be unacceptable on front elevations in conservation areas or other sensitive street scenes. The proposed side dormer would be large in scale with significant glazing, further exacerbating the substantial level of first floor accommodation proposed within the host dwelling. Given that the site is located in an area of character which derives its special character from single storey, low key buildings, and that the proposed roof alterations including the increase in ridge height, proposed side dormer and first floor level fenestration would result in the appearance of a building with substantial first floor accommodation, the proposed development is contrary to the ADG and the Pagham Village Design Statement in this instance.

The ADG states that extensions should respond to, and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form. The proposal would not comply with this as it does not respond to or complement the existing character, appearing out of keeping with the locality and host dwelling. The scale, massing and positioning of extensions should be visually subservient to the existing property. Due to the scale and

design of the dormer proposed, the addition would not be a subordinate addition to the roof scape, and it would not appear subservient. The balcony proposed to the rear (south-east) of the dwelling would further exacerbate the first floor accommodation within the host dwelling. The cumulative impact of the proposed increase in ridge height, roof extensions, side dormer and substantial glazing within the rear gable feature would subsume and dominate the host dwelling, appearing at odds with the wider street scene.

In summary, the proposed loft alterations including increase in ridge height, hip to gable roof extensions, side dormer and substantial first floor level glazing would subsume and dominate the host dwelling and would result in a visually intrusive and prominent form of development, which would be visible from the street scene and public vantage points to the rear. The proposed development would result in demonstrable harm to the character and appearance of the host dwelling and street scene, and is therefore contrary to Arun Local Plan policies D DM1 and D DM4, the Arun Design Guide and the Pagham Village Design Statement.

RESIDENTIAL AMENITY

The Arun Design Guide states that developments should protect neighbouring amenity in terms of privacy, and consider the positioning of neighbouring buildings.

Whilst the proposed development would significantly increase the bulk and massing of the host dwelling at roof level, the works would be contained above the existing footprint of the host dwelling, and as such, the proposed development would not result in overshadowing or overbearing impacts to neighbouring properties.

In terms of overlooking, it is noted that the proposed side dormer would contain glazing, however, a condition could be attached to any granted consent to require this dormer to be obscurely glazed and non-openable below 1.7m above the internal floor level. Moreover, whilst significant glazing is proposed within the gable end to the rear elevation, this glazing would have an outlook onto the public beach, and would not result in unacceptable overlooking. The proposed balcony would be sited close to the shared boundary with the neighbouring property to the east, however a condition could be attached to any granted consent to require screening to a height of 1.8m (measured from the surface of the balcony) to be erected to both sides of the balcony to avoid unacceptable overlooking from occurring.

Therefore, the proposed development would not result in overbearing or overshadowing impacts, nor unacceptable overlooking, subject to conditions in the event that planning permission was granted. The proposed development is therefore in accordance with policy D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide in this regard. Notwithstanding this, the acceptability of the proposal in terms of its impact of neighbouring properties does not overcome the identified harm to the character and appearance of the host dwelling, street scene and area of character outlined above.

HERITAGE

Paragraph 216 of the NPPF outlines that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale or any harm or loss and the significance of the heritage asset.

The proposed works would dominate the host dwelling and would result in a visually intrusive and prominent form of development which would be visible from the street scene. As such, the proposed development would result in harm to the appearance of the Area of Character. Additionally, given that the site is located in an area of character which derives its special character from single storey, low key buildings, the proposed development would harm the character of the area.

The development would result in harm to the significance of the non-designated heritage asset and the appearance of the Area of Character in conflict with policy HER DM4 of the Arun Local Plan and the NPPF (2024).

FLOODING

It is noted that part of the site to the rear is located within Flood Zone 2. The management of surface water drainage is of significance to reduce flood risk in the locality.

Whilst the proposed development would significantly increase the bulk and massing of the host dwelling at roof level, the works would be contained above the existing footprint of the host dwelling. Therefore, the proposed works would not result in any additional impermeable surfaces within the site. Therefore, the proposed development would not increase the chances of flooding elsewhere.

For the reasons outlined above, the proposed development would not increase the chances of flooding elsewhere in the District and the proposal is therefore in accordance with policy W DM2 of the Arun Local Plan.

SUMMARY

The proposed loft alterations including increase in ridge height, hip to gable roof extensions, side dormer and substantial first floor level glazing would subsume and dominate the host dwelling and would result in a visually intrusive and prominent form of development, which would be visible from the street scene and public vantage points to the rear. The proposed development would result in demonstrable harm to the character and appearance of the host dwelling and street scene, and to the significance of the Area of Character, a non-designated heritage asset. The proposed development would therefore be contrary to Arun Local Plan policies D DM1, D DM4 and HER DM4, the Arun Design Guide, the Pagham Village Design Statement and the NPPF (2024).

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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 not CIL liable.

RECOMMENDATION

REFUSE

- 1 The proposed loft alterations including increase in ridge height, hip to gable roof extensions, side dormer and substantial first floor level glazing would subsume and dominate the host dwelling and would result in a visually intrusive and prominent form of development which would be visible from the street scene and public vantage points to the rear. The proposed development would result in demonstrable harm to the character and appearance of the host dwelling and street scene, and to the significance of the Area of Character, a non-designated heritage asset. The proposed development would therefore be contrary to Arun Local Plan policies D DM1, D DM4 and HER DM4, the Arun Design Guide, the Pagham Village Design Statement and the NPPF (2024).
- 2 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.