

PLANNING APPLICATION REPORT

REF NO: P/118/10/

LOCATION: 16 Kings Drive
Pagham

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The single storey rear extension measures approximately 9.8m (maximum) in width, 7.7m (maximum) in depth and 2.9m in height.
SITE AREA	Approximately 477 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Slightly uphill from road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	North and south side boundaries close boarded fencing approximately 2m in height, rear boundary has close boarded fencing/hedging and tree screening 1.8m-3m in height.
SITE CHARACTERISTICS	Detached bungalow with front porch, detached garage on south side with gravel driveway. The property has rendered walls painted cream, red tiled roof with white window frames.
CHARACTER OF LOCALITY	Residential comprising bungalows of various styles and designs.

RELEVANT SITE HISTORY

P/15/50	Garage	Permit'd Devel 30-04-1950
P/96/84	Front porch and rear extension	Approve Cond 29-08-1984

REPRESENTATIONS

Representations received:

Pagham Parish Council

No objection.

Comments on Representations received:

None

CONSULTATIONS

Southern Water Planning

Consultations responses received:

Southern Water Planning

Awaited

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

PDS

Pagham Parish Council's Village Design Statement by PaghamPC

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.

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 the 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.

CONCLUSIONS

The detached property has an existing flat roof single storey extension on the rear and the

application seeks to construct an extension that will be sited on both sides of the existing extension and to the rear.

The proposed flat roof extension will infill the area on both sides of the existing extension and to the rear of the existing structure. The width will be the same width as the existing structure which is 9.8m and it will have a rear projection of approximately 4.4m and a height of 2.9m. The neighbouring property to the south No 14 is sited approximately 4m away and the immediate property to the north No 18 has a rear extension that is sited approximately 1.5m away. This extension has no windows on the north side elevation facing No 18 and the south side elevation of the extension has a door which serves the kitchen area. With boundary screening of approximately 2m in height it is not considered that the extension would detrimentally harm the residential amenities of the occupiers of the neighbouring properties No 14 and 18 by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

The extension is considered to be visually subservient to the main dwelling. Due to its rear location the extension will not be visible in the street scene, nor would it harm the established character and appearance of the surrounding residential area.

It is therefore recommended to approve the application, subject to the following conditions.

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 This permission relates to the following approved plans: Block Plan 1:500 Drg No 90004/BP01 Rev A, Floor/Elevations/Roof Plan Drg No 90004/P01 received on 19th November 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material

considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.