

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

REF NO: P/118/20/HH

LOCATION: 35 Sea Lane
Pagham
PO21 4UW

PROPOSAL: Single storey side infill extension and first floor front extension to remove existing balcony with front bay window.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a front extension. This will be to the first floor and ground floor with the addition of a bay window and a side/infill addition.

REPRESENTATIONS

Pagham Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

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)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Pagham has an emerging neighbourhood plan with Policy 1 of relevance referring to the built up area

boundary. Pagham also has a village design statement with the property located within the Southern Pagham area.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front of the property and is highly visible from the street scene.

The dwelling currently has balcony to the front with a canopy area beneath forming a covered porch. The proposal will construct a first floor extension which essentially infills the existing balcony. There will also be a small addition to the ground floor forming a bay window of approximately 0.8m depth. This has a pitched roof although retains around 7m to the boundaries.

Due to its siting, infilling an existing balcony, it appears well integrated and a subservient addition, retaining sufficient distance to the front boundary.

Cladding is proposed to the external front elevation of the dwelling a C07 Cream White. There are examples of cladding within the area and as such the use of the material is considered acceptable.

Due to the siting and modest size of the development, it is not deemed to harm the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will infill the front balcony which serves a bedroom. This will have depth of 1.2m with the ridge height extending in line also.

There is a dormer window to the neighbouring property at the eastern side however due to the modest depth of the extension at first floor level it is not considered to give rise to an overbearing impact. The removal of the balcony is also considered to reduce overlooking available upon the dormer windows.

A side/infill extension is also proposed. This is situated to the western side of the property, located between the dwelling and detached garage. This meet with the rear of the dwelling. It will have a flat roof and due to its siting next to 2 pitched roof structures it will not be visible from the neighbouring properties is not considered to give rise to harm.

Due to the siting of the development, is not considered to give rise to harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

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
 - Existing and Proposed Roof Plan - Sheet 3 of 3
 - Proposed Elevations and First Floor Plan - Sheet 2 of 3
 - Location, Block and Proposed Floor Plan - Sheet 1 of 3

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 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.