

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

REF NO: P/119/20/HH

LOCATION: 8 Church Lane
Pagham
PO21 4NS

PROPOSAL: Fenestration alterations and new side and rear extensions to provide new porch and bedroom

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to alter aspects of fenestration and construct new side and rear extension to provide a new porch and bedroom. The materials used to construct this development will be similar to the host dwelling. The walls will be constructed of faced brick, flint and pebble, the roof will be plan tiles. The doors and windows will match the existing and be black UPVC.

The boundary of this development as shown in the block plan, the rear extension will sit 3.87m at the western boundary, 0.89m to the east. The side extension will sit 9.28m to the northern boundary, 1.23m to the east and 5.34m to the south.

At the side elevation (east) the height of the extension will be 3.53m with a width of 3.76m. Across the whole of the property various doors and windows are being replaced ranging from sliding doors, single doors and velux windows. For example, the window left of the porch will have a height of 0.35m and width of 0.49m, however the window right of the porch will have a height of 1.02m and width of 0.46m. At the side elevation (west) the sliding door will have a height of 1.72m and width of 3.38m. At the rear elevation where the bedroom will be positioned the extension will have a maximum height of 2.04m and width of 2.13m.

REPRESENTATIONS

No objection from Parish Council.
One letter of representation stating no objection to this proposal.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

DEVELOPMENT PLAN POLICIESArun 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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

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 to this proposal.

DESIGN AND VISUAL AMENITY

The development is situated to the rear and side and therefore part will be visible from the street scene, however due to it's single storey nature there is likely to be limited impact to the street scene.

This development is modest in size and appears subservient to the host dwelling. The materials used to construct this proposal will match existing to ensure it appears well integrated.

The proposed development due to its size and siting is not considered to impact upon the appearance of the street scene and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the siting and single storey nature of the extension to the side and rear of the property, it is not considered to result in adverse overbearing or overshadowing on neighbouring amenity. The significant boundary space of where the proposal will sit will mean that there is a significant amount of space between the boundaries. The increased amount of fenestration to the property at the rear and side at both storeys will result in privacy reduced, however to the north and west of the property there is significant land with no neighbouring issues leading to this issue to resulting in any privacy issues. As a result, this will mean that there will be limited impacts to the street scene and neighbouring views.

The proposal is not deemed to result in harm 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 tot 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:
 - Location plan
 - Block plan Z11b
 - Proposed floor plans Z1002 A
 - Proposed elevations Z1003 A
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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM4 of the Arun Local Plan.
- 4 **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.