

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

REF NO: P/121/20/HH

LOCATION: Mulberry View
31 West Front Road
Pagham
PO21 4SZ

PROPOSAL: Detached single garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a detached garage to the front of the property.
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RELEVANT SITE HISTORY

P/142/08/	Detached garage & front boundary piers and gates - re-submission following application P/13/08/	Refused 22-01-09 Appeal: Dismissed 03-11-09
P/13/08/	To demolish existing garage & erect new garage on opposite side.	Refused 31-03-08
P/30/01/	Demolition of existing garage and erection of a double garage.	ApproveConditionally 20-04-01
P/13/97	Demolition of existing porch, cloakroom & storeroom, re-build & enlarge	ApproveConditionally 19-03-97

REPRESENTATIONS

Pagham Parish Council provided no objection.

- 1 letter of objection received from nearby occupiers.
- History of refusals on site.
 - Restricted space available in manoeuvring vehicles into the garage.
 - It will impede parking on the remainder of the forecourt.
 - It will overcrowd the site.
 - Will result in run off onto the private road.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Coastal Engineer - No objection to the application. The beach upon which the estate is constructed is dynamic and in the past 10 - 15 years we have observed growth, breach and re-distribution of a shingle spit that emanates from the Church Norton side of the harbour channel. The coastal processes can be seen over a considerable distance. A Coastal Change Management Area has not been declared for this part of the coastline but the issues above highlight Pagham as a dynamic area and that leads me to question the appropriateness of the development, at this time. Therefore, all development should be considered with this in mind.

POLICY CONTEXT

Built up area boundary

Area of Character

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
HERDM4	HER DM4 Areas of Character
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
NPPDG	National Design Guide

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 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 Beach Estate.

DESIGN AND VISUAL AMENITY

The proposal will construct a detached garage to the front of the dwelling and will be highly visible from the street scene.

The garage will have a depth of 7m with a width of 4m. It will have a small pitch to a height of 3.3m.

It will be constructed of brick quoins with rendered blockwork which is similar to that of the host dwelling and helps to ensure it appears well integrated.

There are a number of other garages present within the street scene, with many also located similar to

that proposed, to the front boundaries of the properties. There is a neighbouring garage located to the eastern side of the proposed and is of a similar size and design and also one located to the neighbouring property at the west. The proposed is therefore not considered to appear adversely out of character with the street scene.

The front of the property is paved and allow for existing vehicular access and therefore no further works would be required to enable vehicular access.

There have been a number of applications that been refused for overdevelopment of the site. This was some years ago with the most recent in 2009. With many similar set ups to neighbouring properties, the appearance and character of the area is considered to have changed since the previous appeal was determined and it is not considered overdevelopment of the site would be a reason for refusal for this application.

As such the proposal is not deemed to result in adverse harm upon the street scene and accord with D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the type of development proposed and its siting, with the garage located to the front of the property, it is not considered to result in harm upon neighbouring occupiers by way of overbearing or overshadowing or overlooking and accord with D DM1 of the Arun Local Plan.

AREA OF CHARACTER

The property also falls within an Area of Character. The listing notes the estate is characterised by a wide range of individually designed properties. It is not considered the addition of a garage would appear adversely out of character with the area and materials would reflect the coastal location matching the host dwelling and as a result the proposal is not considered to give rise to any harm upon the character of the area and accords with HERDM4 of the Arun Local Plan.

PARKING ACCESS

Comments have been received which raise concerns about the space available to allow for vehicular access and manoeuvring into the garage. With a similar set up at a number of garages to other properties to the front (No.23 & No. 27) and with existing parking to the front of property currently available, it is not considered access would be an issue.

FLOOD RISK

Coastal Engineers have been consulted and have no objection to the application as it does not constitute a habitable room and as such, whilst also in close proximity to the Flood Zone 2 and 3 it is not deemed to increase flood risk.

SUMMARY

The proposed development is deemed to comply 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
 - Location Plan 001
 - Block Plan 102
 - Street Scene 122
 - Proposed Elevations 121
 - Proposed Elevations 120
 - Proposed Floor Plan 110
 - Design and Access Statement

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.