

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

REF NO: P/121/21/HH

LOCATION: 80 Hook Lane
Pagham
PO21 3PE

PROPOSAL: Erection of a flat roof rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension.
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REPRESENTATIONS

Pagham Parish Council provided an objection

- Overdevelopment of the site given the scale proposed.
- Concerns it will provide a loss of sunlight to the neighbouring garden.

1 letter of support from a nearby occupier.
No objection and are happy with the size of the extension.

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
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

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

PRINCIPLE

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

Pagham does not have a Neighbourhood Plan although does have a Village Design Statement with the property located within Pagham Road - West.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the property and as such is not visible from the wider area.

It is a large addition extending 6m beyond the rear elevation with a flat roof, running along approximately half of the rear elevation of the property. Due to the bulk it adds to the rear, it is not considered to sympathetically relate to the host dwelling in conflict with DDM4 (a). Materials will although match the host dwelling which improves its visual integration with the host dwelling.

Section M of the Arun design guide states 'The scale, massing and positioning of extensions should be visually subservient to the existing property. Due to the size and bulk of the extension, it is not considered a subservient addition in conflict the Arun Design Guide and D DM4 (b) of the Arun Local Plan.

Whilst the addition is not subservient it is not considered to result in harm upon the street scene, with no views available from the wider area and as such accords with D DM1 and D DM4 (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a depth of 6m and a height of 3.36m.

The neighbouring property has no extension and as such the proposal extends some way beyond their rear elevation. The Council uses a 45 degree rule to assess serious effects on neighbouring properties. The extension will run along the north eastern boundary and due to its siting and depth will intersect a 45 degree angle when drawn from the closest window to the boundary at the neighbouring property at No 10 Hook Lane Close. However whilst large, it is not considered a refusal is justified. This is because an extension could be constructed up to this depth under prior approval with no objections from the neighbours and with a support letter received from the neighbouring property, the development is considered acceptable.

Due to the siting of the extension, it is not deemed to result in impacts upon the property at No.78.

The internal floor level is raised and there will be steps to a height of 0.5m which exit the extension, leading into the garden. With boundary treatment of 1.7m this will allow for views over the fence into the neighbouring garden. However this is not considered significant, with the steps leading into the garden, the use of the step at height would be minimal.

There will be 2 windows to the south west elevation and doors to the rear which will have views over the garden of the host dwelling.

The proposed development is not considered to result in a significant impact above that which is achievable under prior approval and as such accords with D DM1 and D DM4 (c) 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
 - Location and Block Plan - 01
 - Proposed Elevations - 05
 - Proposed Floor Plans - 04

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.