

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

REF NO: P/123/24/HH

LOCATION: 109 West Front Road  
Pagham  
PO21 4TB

PROPOSAL: Installation of 10 No. solar panels to the side and an air source heat pump to the rear of detached bungalow.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**REPRESENTATIONS**

Pagham Parish Council - no objection.

1 No. representation from nearby occupier, key points summarised below.

- Agree with the initial assessment of the Council's Environmental Health officer (EH).
- Heat pump likely to be unneighbourly and intrusive to the adjoining property at 107 West Front Road.
- The Heat Pump should be re-sited.

Comments noted, EH were re-consulted with an amended noise assessment and raised no objection to the proposed works, provided the noise levels set out in the acoustic assessment are not exceeded.

**CONSULTATIONS****CONSULTATION RESPONSES RECEIVED:**

Environmental Health - No objection if the noise levels set out in the acoustic assessment are not exceeded.

**POLICY CONTEXT**

Within the Built-Up Area Boundary.  
Within an area with potentially high groundwater levels.  
Flood Zone 2.  
Future Flood Zone 3a  
Area of Character - Pagham Beach Estate.  
Pagham Harbour Zone A  
Coastal Erosion Buffer

**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)

REPORT\_1011(ODB)

HERDM4	HER DM4 Areas of Character
QEDM1	QE DM1 Noise Pollution
QESP1	QE SP1 Quality of the Environment
WDM2	W DM2 Flood Risk
WDM4	W DM4 Coastal Protection

**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****DESIGN AND VISUAL AMENITY**

The site is a detached dwelling along West Front Road. The application seeks permission for the installation of 10 No. solar panels to the roof (south) and an air source heat pump (ASHP) to the rear (north-east).

The proposed ASHP would be located to the rear of the host dwelling and would not be visible from the street scene. The ASHP would measure 0.3m deep by 0.94m wide.

The proposed works include fixing 10 no. solar panels on metal brackets to the roof (south), on top of the existing tiles. This will fix back to the existing timber roof structure. All electrical works will be made internally. The works will not have any significant or unacceptable visual impact on the wider locality and are acceptable.

The proposal would not result in any adverse impact on the character of the property or the surrounding area and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

**NEIGHBOURING RESIDENTIAL AMENITY**

109 West Front Road is a detached property with neighbours to either side of the dwelling. The ASHP is to be positioned to the rear of the host dwelling, adjacent to the site boundary. Due to its small scale and its position, the ASHP would not result in any overbearing, overshadowing, or overlooking effects and is in accordance with policy D DM4 of the Arun Local Plan.

The noise generated from the ASHP has the potential to cause adverse impacts to people living nearby and EH have been consulted as part of this application. They originally raised an objection to the proposed development as it was considered that there was insufficient information to fully assess the impact of the ASHP on neighbouring properties. Notwithstanding this, the applicant submitted an acoustic assessment to which EH raised no objection provided the noise levels set out in the acoustic assessment are not exceeded. The revised acoustic assessment indicates that the noise produced by the unit would be less than 42dB(A) which would be allowed under permitted development rights and complies with MCS 020 (The Planning Standard for Permitted Development Installations of Air Source Heat Pumps). The development will not result in unacceptable noise impacts and is in accordance with policy QE DM1 of the Arun Local Plan.

## HERITAGE

The site is located within an Area of Character which is a form of non-designated heritage asset. Paragraph 216 of the NPPF outlines that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale or any harm or loss and the significance of the heritage asset.

The proposed works would not dominate the host dwelling and would not result in a visually intrusive and prominent form of development which would be visible from the street scene. As such, the proposed works would not result in harm to the appearance of the Area of Character. Additionally, given that the site is located in an Area of Character which derives its distinctive character from single storey, low key buildings and that many dwellings along this street feature solar panels to the roof, the proposed works would not harm the character of the area.

The development would not result in harm to the significance of the non-designated heritage asset and the appearance of the Area of Character in line with policy HER DM4 of the Arun Local Plan and the NPPF (2024).

## FLOODING

It is noted that part of the site is located within Flood Zone 2. The management of surface water drainage is of significance to reducing flood risk in the locality. The proposed works would not result in any additional impermeable surfaces within the site. Therefore, the proposed development would not increase the risk of flooding elsewhere in the district and the proposal is therefore in accordance with policy W DM2 of the Arun Local Plan.

## OTHER ISSUES

The site lies within the Pagham Beach Estate where the Pagham Interim Development Framework applies. The proposed alterations to the dwelling would fall within category 4 of the Framework and is permitted with increased property level protection where practical. No such measures are necessary for the proposed energy improvements

## SUMMARY

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

<h2>HUMAN RIGHTS ACT</h2>
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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.

**CIL DETAILS**

This application is not CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

**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 and documents:

- The location plan.
- Proposed Floor Plans 011.
- Proposed Elevations 012.
- Proposed Site Plan 010.
- Heritage and Sustainability Statement (received - 11/12/24).
- Acoustic assessment (received - 09/01/25).

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

- 3 The operation of the Air Source Heat Pump and associated equipment and ducting must at all times be in accordance with the Acoustic Assessment by Apex Renewable Energy Surveys (as received 09/01/25) and be maintained in good working order.

Reason: To comply with Arun Local Plan policies QE SP1 and QE DM1.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5      **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.