

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

REF NO: P/124/21/HH

LOCATION: 15 Greenways  
Pagham  
PO21 4QE

PROPOSAL: Single storey side extension.

**SITE AND SURROUNDINGS**

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

**REPRESENTATIONS**

Pagham Parish Council - No Objection.

1 letter of Objection received from nearby occupiers:

- Concerns over damage to drainage pipes / utilities during construction of extension.
- Concerns of overlooking due to proposed new door to side.

Comment:- an informative will be added regarding drainage pipes.

**CONSULTATION RESPONSES RECEIVED:**

None

**POLICY CONTEXT**

Built-Up Area Boundary  
Pagham Harbour Zone B  
2km Buffer for Site of Special Scientific Interest

**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 |

**SUPPLEMENTARY POLICY GUIDANCE:**

|       |                                               |
|-------|-----------------------------------------------|
| SPD13 | Arun District Design Guide (SPD) January 2021 |
|-------|-----------------------------------------------|

## 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 Eastern Pagham.

### DESIGN AND VISUAL AMENITY

The property is a single storey bungalow to west of Greenways. It is constructed of brick with a pitched tiled roof. The neighbouring properties are 17 Greenways and 11 Greenways.

The proposals are for a single storey side extension to be sited to south elevation to partly infill south elevation. Due to siting to side (south) it will be visible from the street scene however due to being set back from road by around 17m the impact on street scene is reduced so will not cause adverse harm to surrounding character of area so complies with policy D DM1 of the Arun Local Plan.

The flat roof design is not in-keeping with existing dwelling roof however it is at single storey so is visually subservient so is acceptable.

The proposal has a width of approximately 6.33m and a depth of approximately 1.55m. The height to top of flat roof will be approximately 2.78m and to the top of roof light will be approximately 2.99m. There will be one new window to front (east), one new door to side (south) and one new roof light.

There is a gap of around 1m retained to the side (south) boundary and 20.50m to the rear (west) boundary.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of scale and size. It states that in streets characterised by small gaps between buildings, side extensions must not close important gaps in the street scene by leading to a terracing effect, or remove existing external access from front to back gardens. This can generally be ensured by keeping extensions at least 1m away from the side boundary of a plot at ground floor. The proposal complies with this.

The surrounding area is mostly open in character with properties set back from the road with driveways and open front gardens. There are similar single storey extensions to properties within the area so the proposals are not out of character with surrounding area.

The proposed materials seem to match existing dwelling and consist of facing brickwork walls to match existing, felt roof materials, UPVC windows and doors so complies with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

### RESIDENTIAL AMENITY

The proposal has a width of approximately 6.33m and a depth of approximately 1.55m. The height to top of flat roof will be approximately 2.78m and to the top of roof light will be approximately 2.99m. Due to a gap of around 0.88m retained to side (south) boundary there is risk to increased overshadowing or overbearing effects to neighbouring property number 11 Greenways however due to a gap of around 3.41m retained to no 11 there is no adverse harm caused.

Due to one new window to front (east) there is no harm to overlooking to neighbouring properties to east due to siting of road and properties separated by road to east.

The new door to side (south) elevation will replace an existing door so there is minimal increased risk to overlooking effects to number 11 to south. Due to being at single storey, existing boundary fence and gap retained to neighbouring property to south so reduces impact of overlooking so is acceptable.

Due to one new roof light proposed at high level there is no increased risk to overlooking effects so is acceptable.

As such, the proposal is not considered to result in adverse overlooking upon amenity and accords with D DM1 and D DM4 of the Arun Local Plan and the ADG.

#### SUMMARY

The proposed development accords 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

Block Plan, Proposed Floor Plan Sheet 1 of 3

Existing Floor Plan, Elevations, Existing and Proposed Roof Plans Sheet 3 of 3

Proposed Elevations Sheet 2 of 3

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.
- 4 **INFORMATIVE:** The applicant should ensure the comply with any other relevant legislation including regarding building over pipework.