PLANNING APPLICATION REPORT

REF NO: **P/127/10/**

LOCATION: 26 Pagham Road
Pagham

PROPOSAL: Proposed conversion & internal alterations of existing attached garage to form kitchen extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Conversion of existing garage to form extended kitchen with the installation of two lantern roof lights. Each roof light measures approximately 1m width, 1m depth and 0.5m in height.
SITE AREA	Approximately 324 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Slightly uphill from road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has tree screening approximately 1.8m-3m in height, north side boundary has close boarded fencing approximately 1.5m in height, south side boundary close boarded fencing approximately 1m in height.
SITE CHARACTERISTICS	Detached two storey property with front porch, balcony on rear. Attached garage on north side with tarmac driveway. The property has brick walls painted white, grey decorative shutters on front elevation, white window frames with a red tiled roof.
CHARACTER OF LOCALITY	Main road with detached properties of various styles and designs. Open farmland to west of site.

RELEVANT SITE HISTORY

P/34/97	Extension to provide bedroom and wc/shower	Approve Cond 16-05-1997
P/9/54	House and garage	Approve Cond 26-05-1954
P/9/54/A	Amended site plan for house	Approve Cond 21-07-1954

P/9/54/B Additions Approve

20-08-1958

REPRESENTATIONS

Representations received:

Pagham Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Southern Water Planning

Consultations responses received:

Southern Water has no objection to the above proposal. Any new connections will require a formal application for a connection to the public sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent. "A formal application for connection to the public sewerage system is required in order to service this development".

Comments on Consultation responses:

Comments noted
If approved, an informative will be added regarding the public sewerage system.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary
Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

	PPS1	Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The detached two storey property has an attached garage on the northern side with bedroom to the rear and the application seeks to convert the garage to extend the kitchen with store area and bin store.

There is an existing walkway between the existing dwelling and garage that has a glazed roof and this is to be replaced by a new flat roof. The proposed conversion will involve internal alterations but there are no external alterations proposed to the front elevation and to provide natural light into the kitchen area two new lantern style roof lights will be installed on the flat roof.

The existing garage is sited to the boundary with the neighbouring property No 28. The roof lights will be visible above the flat roof on the northern side by approximately 0.5m but it is not considered that these would be of a harmful nature or affect the residential amenities of the neighbouring property by way of overbearing affect.

The roof lights will be visible to the front of the site but due to their minimal size and height would not be obtrusive in the street scene or harm the established character of the surrounding residential area.

It is therefore recommended to approve the application, subject to the following conditions.

RECOMMENDATION

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: Site 1:2500, Block 1:1250 Drg No 4400/1, Block 1:500 Drg No 4400/1X, Floor 1:50 Drg No 4400/5, Roof 1:50 Drg No 4400/6, Elevations 1:100 Drg No 4400/7, Sections 1:50 Drg No 4400/8 received on 23rd December 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 INFORMATIVE: Southern Water request that a formal application for connection to the public sewerage system would be required in order to service this development. For further advice, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel: 01962 858688) or www.southernwater.co.uk.

4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY
This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.