

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

REF NO: P/128/25/HH

LOCATION: 5 Downlands Close  
Paghham  
PO21 3QA

PROPOSAL: Single storey rear extension with skylight and garage conversion.

<b>SITE AND SURROUNDINGS</b>
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DESCRIPTION OF APPLICATION As above.

<b>REPRESENTATIONS</b>
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Paghham Parish Council - No Objection.

1 letter of objection received from nearby occupiers (summary below):

- The proposed extension is positioned close to the boundary, and the difference in ground levels may result in overlooking
- A request for a condition to be imposed to prevent the installation of any windows at first-floor level.

**CONSULTATION RESPONSES RECEIVED:**

None.

<b>POLICY CONTEXT</b>
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Within an area with potentially high groundwater levels.

**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)

**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

**SUPPLEMENTARY POLICY GUIDANCE:**

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

<b>CONCLUSIONS</b>
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DESIGN & VISUAL AMENITY

The application site comprises a detached bungalow, located at 5 Downlands Close, Pagham.

The proposal involves the construction of a single storey rear extension and the part conversion of the existing garage into habitable accommodation. The existing rear conservatory would be demolished and replaced with the proposed extension, which would measure approximately 7.7m in width, 3m in depth, and would have a maximum height of 3m with a flat roof form.

The extension would feature patio doors opening onto the rear garden, flanked by two windows within the rear elevation, and a lantern-style rooflight within the flat roof section.

The proposed depth of 3m would comply with the guidance set out in the Arun Design Guide which states that single-storey rear extensions should not exceed a depth of 3.3m. The overall scale of the rear extension would be proportionate to the host dwelling, ensuring it would remain visually subservient.

The garage conversion would retain its existing footprint, with the only external change being the addition of a uPVC window on the front (west) elevation. This window would match the existing fenestration and remain visually subservient to the host dwelling and as such is in accordance with the guidance set out in the Arun Design Guide.

The proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

#### RESIDENTIAL AMENITY

The rear extension would be set in approximately 4.6m from the northern (side) boundary and 2.6m from the southern (side), maintaining adequate separation from the adjacent dwellings. As such, the proposed extension would not result in overbearing or overshadowing impacts to neighbouring properties.

A window is proposed within the northern flank of the proposed extension. Given the spacing maintained between the proposed extension and the northern side boundary and the ground floor siting of the proposed window, the proposed window would not result in any overlooking. Concerns have been raised regarding potential overlooking from the proposed rear (eastern) fenestrations. The rear extension would be set back approximately 9.2m from the rear boundary, and neighbouring properties to the rear are set in from the shared boundary with the application site. Furthermore, there is existing close boarded fencing and vegetation along the rear boundary, given the ground floor siting of the proposed rear fenestration, and that the extension would replace an existing conservatory of the same depth, the proposal would not result in additional overlooking when compared with the existing situation. Therefore, conditions restricting windows or requiring screening would not be necessary or appropriate in this instance as the development would not result in significant harm to neighbouring properties by way of overlooking.

It is acknowledged that the proposal does not fully comply with the Arun Design Guide in terms of garden amenity space, with a remaining depth of approximately 9.2m. This is consistent with the existing situation due to the current conservatory. The shortfall is therefore acceptable in this regard.

The proposed development would not result in harm to neighbouring amenity, in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

#### PARKING

The application site is located within Parking Zone 2 and as per the Arun Parking Standards, the dwelling is required to provide 2 parking spaces. The loss of the existing garage space to habitable accommodation would be acceptable as the existing driveway to the front of the property can

accommodate two vehicles. Therefore, the proposal would comply with the parking requirements set out in the Arun Parking Standards.

#### SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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.

#### CIL DETAILS

This application is not CIL liable.

#### 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 drawings:

- Location Plan
- Annotated Block Plan
- Proposed Elevations PR.EL.01

- Proposed Floor Plans PR.FP.01
- Section AA and Specification SE.AA.01
- Garage Section BB G.SE.BB.01
- Existing and Proposed Site Plan SP 01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 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).

- 4 **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.