

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

REF NO: P/12/26/HH

LOCATION: 5 Church Lane
Pagham
PO21 4NS

PROPOSAL: Proposed single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Pagham Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.

Flood Zone 3.

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)
WDM2	W DM2 Flood Risk

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN & VISUAL AMENITY**

The application site comprises a semi-detached bungalow located at 5 Church Lane, Pagham.

The proposal seeks a planning permission for the erection of a single storey front extension to infill the existing area of hardstanding located between the dwelling and the garage to the front of the application site. The proposed extension would measure approximately 5m in width and 3.8m in depth, with a flat roof design measuring a maximum height of approximately 2.8m. The extension would be constructed in brickwork to match the host dwelling and would incorporate a new front entrance door.

The proposed fenestration would comprise a new entrance door flanked by a single window, both of which would reflect the style and proportions of the existing openings on the dwelling, thereby maintaining visual consistency.

Whilst the proposed extension would be visible within the street scene, it would be partially screened by the presence of the existing garage. It is noted that the depth of the extension would exceed the 1.5m guidance for the depth of front extensions outlined within the Arun Design Guide (ADG). However, the surrounding area is varied in character in terms of form, scale and appearance, with a number of neighbouring properties featuring existing covered areas and front extensions linking the garages to the dwellings. The proposal would be set back from the highway and would effectively continue the established built form of the garage. Given its modest scale, siting and design, the extension would not appear visually obtrusive or unduly prominent within the street scene. The development would be finished in materials that match, or closely resemble, those of the host dwelling and would not adversely affect the character or appearance of the surrounding area, in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

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 ALP policies D DM1 and D DM4 and the ADG.

RESIDENTIAL AMENITY

The proposed front extension would be set in approximately 4.5m from the eastern side boundary, providing an adequate separation distance between the extension and the neighbour to the east. Given the spacing maintained, the proposed extension would not result in any overbearing or overshadowing impacts to the neighbour to the east.

To the west, the extension would abut the shared boundary, which already features a front projection of a comparable scale on the adjoining property. In this context, the proposal would not result in any overbearing or overshadowing impacts upon neighbouring occupiers.

The proposed fenestration within the side (east) elevation would be positioned at ground floor level. Given the orientation of the extension, and the separation distances maintained between the extension and neighbouring properties, the development would not result in any overlooking to neighbouring properties.

The development would not result in harm to neighbouring amenity, in accordance with ALP policies D DM1 and D DM4 and the ADG.

FLOOD RISK

The application site is located within Flood Zone 3 and the wider area has a known history of flooding. As such, any additional surface water discharge has the potential to exacerbate flood risk.

The application is supported by a Flood Risk Assessment (FRA), which is limited in detail and does not fully meet the requirements set out within the National Planning Policy Framework (NPPF). Notwithstanding this, the proposal is a low risk development and the applicant is advised to have regard

to the relevant guidance available on the Government website for any future submissions.

In order to ensure that the floor levels are maintained in the interests of flood risk, it is reasonable to attach a condition to the planning permission to ensure that the floor levels of the proposed extension would be constructed level with the existing floor levels of the host dwelling.

The proposed extension would be modest in scale and would be constructed over a covered area of existing hardstanding. As such, it would not increase the extent of impermeable surfaces on site and would not result in a material increase in surface water runoff. Accordingly, the proposal would not exacerbate flood risk within the site, the surrounding area or elsewhere in the district.

The proposal is therefore in accordance with ALP policy W DM2.

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

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
- Block Plan
- Proposed Elevations
- Proposed Roof Plan
- Proposed Ground Floor Plan

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 The floor levels within the front extension hereby permitted shall be set no lower than than the existing floor levels within the host dwelling.

Reason: To minimise flood risk in accordance with Arun Local Plan policy W DM2.

- 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.