

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

REF NO: P/131/20/HH

LOCATION: 27 Swandene
Pagham
PO21 4UP

PROPOSAL: Small front and rear extension together with conversion of part of the garage to to accommodate, bedroom, wet room, and utility space maintaining access to rear garden area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Front and rear single storey extensions. Front infill extension projecting 1.8m forwards of the existing garage frontage. Rear extension measures 2.4m in depth and 2.5m in width.

REPRESENTATIONS

Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km Buffer SSSI's- Bognor Reef and Pagham Harbour
Pagham Harbour Zone A

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

CONCLUSIONS

Principle

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. There is no made plan for Pagham but it does have an emerging Neighbourhood Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy 1 from the emerging Neighbourhood Plan is also of relevance.

Key areas of Concern:

- Design and Visual Amenity
- Effect on Street Scene
- Overbearing and Overshadowing

Design and Visual Amenity

The extensions are to be flat roofed and constructed with materials currently found on the host dwelling. The front extension will spring off the Southern elevation, maintaining its alignment with the existing garage, yet be positioned well back from the forward building line. It will have similar design features, consisting of a roller garage door and pedestrian entrance door, as such is considered to subservient to the host dwelling.

The rear extension is to provide an appropriately sized wet room. It is to be built in materials which match existing and consist of fenestration which is of similar appearance and scale to the host dwelling.

By reason of their scale, design and materials, the proposed extensions would not cause undue detriment to the appearance of the dwelling in accordance with policies DDM1 and DDM4 of the Arun Local Plan.

Effect on Street Scene

As the front extension has similar design features to those which currently exist, and the alignment of the wall is to match the existing it is considered that there will be little effect on the street scene. It is thought that the scale and style of the extension is harmonious with the location. A change in external finish to the front of the building is proposed. Currently the Western elevation consists of render with weatherboard cladding, it is proposed to render this elevation; the front south facing elevation currently consists of faced brickwork and again, a rendered finish is proposed.

Although the Western external appearance changes are seen in a positive light the changes to the Southern elevation will appear slightly incongruous in this location; there is a uniformity and a unique style to the building facades which by rendering will be lost. Notwithstanding this point, it does not warrant refusal of this application and the proposed extension by reason of its scale and style accords with policies DDM1 and DDM4 of the Arun Local Plan

Overbearing and Overshadowing

In order to provide adequate internal height to the wet room extension an increase in the overall height of the existing central flat roofed section by approximately 300mm has been proposed. The section covering the garage and covered passage towards the rear of the property, the section which runs along the shared boundary with No.25, is to remain the same. At its highest point the new central flat roof section is 1.2. from the boundary with No. 25. and as such the increase in height is not considered to be detrimental to neighbouring properties.

It is therefore considered by reason of being overbearing and overshadowing that the proposed

extension accords with policies DDM1 and DDm4 of the Arun Local Plan.

Summary

The proposed development is deemed to accord with the relevant development 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant 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:

- PR/01 Proposed Plans
- PR/01 Proposed Elevations
- LP/01 Location and Block Plans

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 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.