

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

REF NO: P/131/21/HH

LOCATION: 114 Harbour View Road
Pagham
PO21 4RJ

PROPOSAL: Single storey rear extension and 2 x side dormers

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension and 2 x side dormers.

REPRESENTATIONS

Pagham Parish Council - No Objection.

No representations received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

No comments received from the ADC Tree Officer.

POLICY CONTEXT

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

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
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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 Area 2, The Kings Beach Estate.

DESIGN AND VISUAL AMENITY

The existing property is a two storey detached dwelling to the west of Harbour View Road. It is constructed of brick with a pitched tiled roof. It has driveway to front (east) and garden to rear (west). The neighbouring properties are number 112 to north and number 116 Harbour View Road to south. To the east are properties separated by the road. To the west are properties set back by gardens. The surrounding area is residential in character.

The proposals are for a single storey rear extension and 2 x side dormers.

The existing conservatory to rear (west) will be removed.

The proposed single storey extension will be sited to the rear and will infill the rear principal (west) elevation. Due to the siting of extension to rear (west) it will not be visible from the street scene so will not harm surrounding character of area so will comply with policy D DM1 of the Arun Local Plan.

The proposed rear extension will have a width of approximately 8.43m and a depth of approximately 4.14m. The height to top of flat roof will be approximately 2.87m and to top of roof light will be approximately 3.44m. There will be a gap of 2.78m retained to the north, 0.71m to the south and 14.41m to the rear (west) boundary. There will be new French doors (5 panes) to rear (west) and one new roof lantern light.

The 2 x side dormers will be sited to the north and south roof planes. Due to siting to sides they will be highly visible from street scene. The dormers large flat roofed designs are not in-keeping with surrounding properties and are large additions to the existing property. The surrounding properties to front (east) are single storey bungalows, to the south is a larger two storey dwelling and there is only one small dormer to neighbouring property number 112 to north so the proposals are out of character within area. However they could be done under Permitted Development dependent on the size and materials used so are acceptable.

Additionally The Pagham Design statement states that 'new or replacement buildings or extensions should not vary significantly in height or bulk from those nearby' and 'exercise strict control over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings'. Whilst the dormers conflict with these statements, they could be done under permitted development dependent on the size and materials used so is acceptable. Also the dormer window to north bathroom will be glazed to reduce harm on neighbouring amenity.

The dormers will be approximately 8.75m wide x 2.61m high x 2.36m deep. They will each contain 2 windows (2 window panes each). The dormers will add additional space to the 3 bedrooms and bathroom at first floor.

There will also be works to the front (east) ground floor to extend living room forwards within existing

porch area. The existing open porch area to front will be part converted into a closed area with a new wall to ground floor front (east) principal elevation containing a new window (6 window panes) facing front driveway.

The new closed porch area to front (east) will also contain one new window (2 window panes) to north elevation and one new window (2 window panes) to south elevation at ground floor.

The existing central door to ground floor south elevation will also be blocked up and replaced with a new window to south.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of size and scale. It states that rear extensions can however have significant impacts on neighbouring amenity in terms of privacy and overshadowing. In detached houses, by keeping single storey extensions within a 45-degree line taken from the edge of the nearest ground floor windows of habitable rooms in the neighbouring property. Extensions which project up to 3.3 metres are generally acceptable. The extension is not that much greater in depth (4.14m) and is sited in line with building line to north so is acceptable.

It also states that dormers are located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure. Whilst the large, flat box-shaped designs are not favoured over smaller pitched roof design dormers, the dormers could be done under permitted development dependent on size and materials used so is acceptable.

A condition will be added to require materials to be used to match existing property to comply with policy D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed rear extension will have a width of approximately 8.43m and a depth of approximately 4.14m. The height to top of flat roof will be approximately 2.87m and to top of roof light will be approximately 3.44m. There will be a gap of 2.78m retained to the north, 0.71m to the south and 14.41m to the rear (west) boundary. Due to siting in line with neighbouring property number 112 to north, being at single storey and around 5.92m gap to neighbouring property there is no adverse harm to overbearing or overshadowing effects to north so is acceptable.

Due to a gap of 0.71m to the south there is increased risk to overshadowing or overbearing effects to neighbouring property number 116 to the south however due to gap of around 2.30m nearest to neighbouring property which increases to a gap of 5.57m there is no adverse harm caused so is acceptable.

Due to a large gap of around 14.41m to the rear (west) boundary and properties set back by gardens there is no adverse harm to overshadowing or overbearing effects to properties to rear (west).

Due to new French doors (5 panes) to rear (west) there is no adverse harm to overlooking effects to neighbouring properties to rear (west) due to gap to rear boundary, being at single storey and existing boundary fence.

Due to the siting of two new dormers to north and south roof planes there is increased risk of overlooking to neighbouring amenity.

The new dormer to north side roof plane will increase risk of overlooking to neighbouring property number 112 to north. However No. 112's small pitched roof dormer to south is glazed at first floor so there is no harm caused and a condition will be required to glaze the new bathroom window of the

dormer to reduce overlooking impact to No. 112's Velux window. There is also risk to overlooking to 112's ground floor living / kitchen window however due to glazing of the new dormer's bathroom window and the new bedroom window being sited further forward (east) there is reduced direct overlooking to No. 112's ground floor so is acceptable.

The new dormer to south side roof plane will not cause adverse harm to overlooking to neighbouring property number 116 to south due to the dormer window facing the roof plane of No. 116 opposite. There is slight increased risk to overlooking to neighbouring property No. 116's first floor window facing north however due to angle of dormer, the line of sight from new dormer will not cause adverse overlooking impact to warrant a refusal so is acceptable.

The new windows to front (east) ground floor facing driveway cause no additional harm to overlooking to neighbouring properties to front due to mostly being replacement in nature.

The new windows in the porch area to ground floor north and south will not cause harm to neighbouring property number 112 to north or 116 to south due to being at single storey and existing boundary fence so reduces impact.

The new window to south to replace existing door will not increase levels of overlooking to number 116 to south due to being at single storey and existing boundary fence reduces impact.

As a result, the proposed extension and dormers are not considered to result in adverse overbearing, overshadowing or overlooking upon amenity and accords with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

SUMMARY

The proposed development complies 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 windows on the north side dormer bathroom window of the building at first floor level shall at all times be glazed with obscured glass and be fixed to be permanently non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.
- 3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.
- 4 The development hereby approved shall be carried out in accordance with the following approved plans:

Site and Location Plans
Existing Plans and Elevations
Proposed Plans and Elevations
Proposed Elevations
Proposed Ground and First Floor Plans

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.
- 5 **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.