

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

REF NO: P/131/25/HH

LOCATION: 62 Church Way
Pagham
PO21 4QQ

PROPOSAL: Removal of porch and erection of single storey front extension, single storey rear extension, garage conversion, and detached outbuilding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Pagham Parish Council - Objection. Members had no objection to the removal of the porch and the new single storey extension but were concerned that the inclusion of the garden room would mean the site was overdeveloped and that taken in total, the proposed development would not be subservient to the original building. It felt the neighbouring properties to the rear and side would be impacted by the inclusion of the garden room.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.
Within an area with potentially high ground water.
Pagham Harbour Zone B.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and 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
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached bungalow dwelling located at 62 Church Way. This application seeks planning permission for the removal of an existing porch and the construction of single storey front extension, single storey rear extension, garage conversion, and detached outbuilding.

The proposed development is sited within a residential area with a variety of detached dwellings of comparable size, rear extensions, and outbuildings.

The front (west) extension would replace an existing porch, with a depth of 4.7m and a width of 5.7m. A crown roof is proposed, with a maximum height of 3.3m and an eaves height of 2.4m. Whilst it is noted that the depth of the single storey front extension would exceed the maximum depth of 1.5m to front extensions, outlined within the Arun Design Guide (ADG), and the proposed front extension would extend forward of the existing porch, it would remain set back from the single storey front projection by approximately 1m. Furthermore, the street scene is varied in terms of extensions and alterations, and as such, the proposed front extension would not result in harm to visual amenity and would not appear unduly prominent within the street scene.

The proposed fenestration on front (west) elevation would include two bay windows and a door. The proposed fenestration would be appropriate and proportionate and would therefore be acceptable in this regard.

The rear (eastern) elevation proposes a single storey extension that would have a width of 9.5m and a depth of 3.9m. The extension would have a flat roof with an approximate height of 2.8m and an approximate eaves height of 2.6m. The proposed single storey rear extension would be finished with stone-grey superior woodgrain composite boarding and have a flat roof finished with felt. Fenestration would replace existing two-casement window, a three-casement window and three single doors with one four-casement bi-fold door and a single double-glazed door.

Whilst the guidance depth of single storey rear extensions outlined in the Arun Design Guide (ADG) is 3.3m, and the proposed extension would exceed the guidance depth by 0.6m to a depth of 3.9m. It is also noted that the proposed rear extension could likely be achieved under permitted development and the overall scale of the rear extension would appear subservient to the host dwelling, and would not result in harm to the character of the host dwelling. The rear extension would be obscured from the street scene by the existing built form and as such, the proposed rear extension is acceptable, in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

Minor alterations are proposed to the existing fenestration within the flank elevations of the host dwelling. The proposed alterations would be small in scale, and would not result in any harm to visual amenity. The proposal would include alterations to external materials to include render and stone grey composite cladding. Whilst the proposed external materials would alter the appearance of the host dwelling, it is noted that the street scene is varied in terms of materials, including render, brickwork, tile hanging and cladding. As such, the proposed external materials would be acceptable, in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

The proposed outbuilding would be sited within the rear garden of the host dwelling and would be of an irregular seven-sided shape. The outbuilding would have a maximum width of 7.2m, set in 1m from the rear boundary of the application site, and a maximum depth of 7.5m, set in a minimum of 1m from the southern side boundary. The proposed outbuilding would have an approximate height of 2.9m with a flat roof and be finished in stone-grey superior woodgrain composite boarding. Fenestration is proposed

within the western and northern elevations of the outbuilding, facing into the application site. Whilst the outbuilding is significant in terms of footprint, it is noted that an outbuilding of a similar footprint could be constructed under permitted development, and that the neighbour to the south has a large outbuilding alongside the shared boundary with the application site. Furthermore, it is noted that the outbuilding would be used as a garden room and office, and would remain ancillary to the host dwelling. Therefore, the proposed outbuilding would not result in harm to visual amenity or the character of the host dwelling, in accordance with policy D DM1 of the Arun Local Plan. A condition is attached to this consent to require the outbuilding to remain ancillary to the host dwelling.

Given the siting, size, scale, and design, the proposal would not result in harm to the visual amenity, character or appearance of the host dwelling, street scene, or wider area. The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single storey front extension would be set back from the front boundary of the application site by approximately 12.2m, set in from the northern side boundary by approximately 1.05m, set in from the southern side boundary by approximately 1m. It is noted that proposed single storey front extension does not extend significantly forward of neighbouring dwellings and given the spacing maintained between the extension and neighbouring properties, the proposed front extension would not result in harm through overshadowing or overbearing impacts to neighbouring dwellings.

The proposed fenestration would have an outlook of the front amenity serving the host dwelling and would not result in overlooking or loss of privacy to the neighbouring dwellings.

The proposed alterations to the fenestration on the side (northern and southern) elevations would have an outlook of existing boundary treatment and neighbouring outbuildings, and the proposal would not increase the amount of fenestration within the flank elevations of the host dwelling. Therefore, the proposed alterations to fenestration would not result in overlooking or loss of privacy to the neighbouring dwellings.

The proposed single storey rear extension would be set in from the side boundaries of the application site by approximately 1m. Given the spacing maintained between the extension and neighbouring properties, the existing high boundary treatment and the existing outbuildings along the southern side boundary of the neighbouring dwelling, the proposed extension would not result in harm through overshadowing or overbearing impacts to neighbouring dwellings.

The proposed fenestration would have an outlook of the rear garden amenity serving the host dwelling and would not result in overlooking or loss of privacy to the neighbouring dwellings.

The proposed outbuilding would be set in from northern side boundary approximately 1m, set in from the rear boundary (east) by 1m and from the southern side boundary by 1m. It is noted that the application site is enclosed by high level close boarded fencing, and given that the outbuilding would be set in from all boundaries by a minimum of 1m, and the height and flat roof form of the outbuilding, the proposed outbuilding would not result in overshadowing or overbearing impacts to neighbouring dwellings.

The proposed fenestration would have an outlook of the rear garden amenity serving the host dwelling and would not result in overlooking or loss of privacy to the neighbouring dwellings.

It is noted that whilst the proposed outbuilding is intended to be used as an office and garden room, to ensure it remains ancillary to the host dwelling, a condition is attached to this planning permission to prevent its use as a separate unit of accommodation, as this would not be appropriate in this location.

The proposal would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

PARKING

Part I of the ADG requires dwellings of two to three bedrooms to provide two parking spaces. The existing garage would be replaced with a bedroom and study; however, the existing off-street parking to the front of the host dwelling would remain and the existing garage is not of an appropriate size to accommodate a vehicle. Therefore, there is no loss of parking and the proposal would comply with the parking requirements set out in the Arun Parking Standards.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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 plans:

- Location and Site Plan and Proposed Ground Floor Plan - Sheet 1 of 5.
- Proposed Elevations - Sheet 2 of 5.
- Proposed Outbuilding Floor Plans and Elevations - Sheet 3 of 5.

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 proposed outbuilding hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 62 Church Way as an office and garden room and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 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.