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PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Rear extension and new first floor with dormer extensions 32 Cardinals Drive Pagham
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey rear extension and 2 x side dormers.
SITE AREA	667 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None of significance affected
BOUNDARY TREATMENT	Mixture of hedging and fencing to rear and sides approximately 1.5 -1.8m in height. Front boundary is dwarf wall and hedging approximately 1.2m in height
SITE CHARACTERISTICS	Detached bungalow with lower brown brick and upper painted yellow walls and brown tiled roof
CHARACTER OF LOCALITY	Residential with detached bungalows of similar style and design

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Pagham Parish Council	Objection. Character and street scene low rise 1960s bungalows without roof conversions. Contrary to DEV19 (v). Roof conversion to have overlooking and overbearing effect on neighbouring properties contrary to DEV19 (iii) and GEN7 (iv)
LOCAL GROUPS	None
One letter of objection	• Size of extension out of context • Loss of privacy resultant from two bedroom windows • Not received any notification of application

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	No comment

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1
 Arun District Local Plan: GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS1: Delivering sustainable development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

Noted. For the reasons as set out in the conclusions section of this report, the proposal is not considered to adverse impact upon the visual and residential amenities of the locality. The Local Planning Authority does not undertake direct neighbour notification.

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that would have no materially adverse effect on either the visual amenities of the locality or residential amenities of neighbouring properties

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Having sufficient distance between the proposal and neighbouring rear property and the proposal roof steeply angled away from the side boundaries, mitigates any adverse overshadowing and overbearing effect onto neighbouring properties. A certain amount of

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CONCLUSIONS

overlooking would result from the first floor windows. However the majority of overlooking is directed towards the neighbouring side dwelling house buildings themselves, rather than their private rear amenity space, and, in regard to the neighbouring rear property mitigated by distance. That remaining is largely oblique, and can be further reduced by obscure glazing the high-level bedroom dormer window in the south elevation.

It is accepted the proposal makes an impression in the street scene. However the substantial set back distance assists in mitigating visual impact in the street scene. Further the proposal design is considered to comply with Paragraph 38 of PPS1, which states Local Planning Authorities should not stifle initiative through unsubstantiated requirements to conform to certain development forms or styles. The proposal is simply domestic extension, with the steeply angled extension roof reducing massing. Both extension eaves and ridge height match existing. The dormer roofs are set below the ridge height. Scale, density, massing, and height of the proposal are therefore acceptable. It is worth noting a near identical development exists at No. 26 Pagham Road, three properties to the north of the site.

Taking the above factors into account, the proposal is considered to comply with the policy criteria as set out in GEN7 (iv) and DEV19 (iii) and (v), in that the proposal would not have an unacceptable adverse impact on adjoining neighbours, and does not compromise the established spatial character and pattern of the street.

It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf. Owing to the statutory period not expiring until 16th December 2007 it is recommended decision be delegated to the Director in consultation with Chairman of the Committee



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Rear extension and new first floor with
dormer extensions.

32 Cardinals Drive
Pagham

RECOMMENDATION

Approve Conditions

- 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 materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed at and above eaves height in the side elevations of the extension and/or dormers hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

- 4 The bathroom windows on the southern elevation of the side dormer hereby permitted shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

- 5 This permission relates to the plans as submitted and amended by substitute plans dated 05-11-2007.

Reason: For the avoidance of doubt.

6 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.