

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

REF NO: P/133/21/HH

LOCATION: 114 The Causeway
Pagham
PO21 4PQ

PROPOSAL: Retrospective application for single story rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Retrospective application to build a single storey extension to the rear on the property.

RELEVANT SITE HISTORY

ENF/401/20 Alleged Unauthorised Rear Extension

ENF/246/20 Alleged Unauthorised Rear Extension and Outbuilding in No Further Actn
Rear Garden

REPRESENTATIONS

Pagham Parish Council - no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built Up Area Boundary
Pagham Harbour Zone A
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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
PDS Pagham Parish Council's Village Design Statement by
PaghamPC

CONCLUSIONS

PRINCIPLE

The key policies considered are D SP1, D DM1 and D DM4 of the Arun Local Plan. Part M of the Arun Design Guide is also considered.

The proposal also complies with Policy PDS of the Pagham Parish Council's Village Design Statement.

DESIGN AND VISUAL AMENITY

The proposal is situated to the rear elevation of the property and is not visible from the wider area.

The extension has a width of 4.8m and a depth of 3.3m. It has a single pitch (sloped) roof of a similar angle to that of the existing pitch roof of the main dwelling. Given its design and location, it has minimal impact on the visual appearance of the property. Being located to the rear of a terraced property, the extension retains no distance from the front boundary and is not visible from the street scene, imposing no risk of intrusion upon the character of the area.

The development appears to be subservient with the existing dwelling and is well integrated. Pagham Parish Council's Village Design Statement (Policy PDS) states that for properties built within the Kings Beach Estate (of which The Causeway is located); 'extensions should not vary significantly in height or bulk from those nearby'. The extension is in line with this statement.

The materials used vary in areas to that of the existing dwelling. The rear elevation of the property originally had brick, with a hanging tile above cladding the exterior of the first floor. The extension has replaced the brick exterior with a painted render, but retains the hanging tile. This painted render however is not intrusive to the appearance of the building and has minimal impact. The tile on the roof matches that of the existing dwelling and helps to ensure close integration and subservience.

Part M of the Arun Design Guide sets out criteria that householder extensions should meet. Its general criteria state that the extension should be unobtrusive and should not overpower the existing and neighbouring properties. have an integrated roof form, use materials that match the existing and maintain established building lines. The proposal is in compliance with these criteria. More specifically, for rear extensions, proposals should exploit opportunities for innovative and contemporary design where appropriate. The extension meets this criteria.

As it is not visible from the street scene or wider area, the proposal is not considered to result in adverse impact upon the character of the area and is in accord with D SP1, D DM1 and D DM4 of the Arun Local Plan and PDS of the Pagham Parish Council Design Statement. It is also in accordance with Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The extension is located to the rear elevation of the property. It has a height of 3.6m at the top of its roof, and 2.4m at the eaves. Although to the rear, the extension does not pose any adverse risk of overshadowing or overlooking any neighbouring properties, being single storey. It meets the side boundaries on both sides, and connects to an existing extension of a neighbouring property to the south. D DM4 states that extensions should retain a distance of 1m from the neighbouring boundaries, but this rule does not exist for ground floor extensions. The proposal therefore complies with this policy.

The extension consists of one sliding folding door, measuring 2.9m to the east (rear) elevation, and a single Velux skylight in the centre of the sloped roof. These features are not considered to result in adverse overshadowing, overlooking or overbearing on neighbouring properties, as the properties at risk are situated at the north and south boundaries, which are not visible from the location of these features. There are properties to the rear of the dwelling, but these are at minimal risk due to them facing an opposite direction and being a significant distance away. Therefore, the extension is not considered to result in any unacceptable impact upon neighbouring amenity.

Part M of the Arun Design Guide states, for rear extensions that: 'the scheme does not negatively impact neighbouring amenity in terms of privacy and overshadowing, by following the 45 degree, 60 degree and 25 degree rules and, for terraced houses; should be no more than 3m from the rear elevation of the original dwelling'. The proposal is not considered to negatively impact neighbouring amenity. It does extend 3.3m from the rear elevation, but, due to its size and location of windows and doors, does not pose significant risk of overshadowing, overlooking or overbearing upon neighbouring properties.

The proposal is in accordance with D SP1, D DM4 and D DM1 of the Arun Local Plan and is not deemed to result in any harm upon neighbouring amenity. It is also in compliance with Policy PDS and Part M of the Arun Design Guide.

SUMMARY

The proposed development accords 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.

CIL DETAILS

This application is not CIL Liable.

RECOMMENDATION

APPROVE

- 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 Plan
- Site and Block Plan
- Floor Plans
- Proposed Elevations

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy 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 of the Arun Local Plan.

- 4 **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.