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

REF NO: P/136/22/HH

LOCATION: 33 West Front Road
Pagham
PO21 4SZ

PROPOSAL: Erection of single storey front and side/rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — This application seeks to construct single storey front, and side/rear extensions.

RELEVANT SITE HISTORY

P/94/22/HH — Erection of single storey front and side/rear extension.

P/162/21/HH — Erection of single storey front, side/rear extensions and internal alterations.

REPRESENTATIONS

Pagham Parish Council - No Objection

1no. letter of objection from Pagham Beach Holdings Ltd:
- Location Plan and Block Plan do not agree. The location plan shows a garage to the north-east corner of the site, however there is not a garage to the front.
- No reference is made to the provision of vehicular access or on-site parking. A layout showing adequate on-site vehicle space should be shown.
- West Front Road is narrow and has no roadside parking.

Comment - the proposal is for the extension of the property and not a garage - therefore any discrepancy between plans is not relevant.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC Coastal Engineer - No Response

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
HERDM4	HER DM4 Areas of Character
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

PDS	Pagham Parish Council's Village Design Statement by PaghamPC
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE
The key policies are D DM1 and D DM4 of the Arun Local Plan, and additional guidance set by the Arun Design Guide.

Pagham does not have a 'made' Neighbourhood Development Plan' but does have a Parish Design Statement, which is of relevance. The property is within Area 1 (Beach Estate).

DESIGN AND VISUAL AMENITY
The proposal includes works to the front and rear of the property, which will be visible from the wider area. The property itself backs onto Pagham beach with low boundary treatment, and as such the works will not only be visible from the street scene to the front, but also when on the beach.

All extensions are modest, and will have minimal harm on the visual appearance of the property. The front extension will measure 5.5m deep, and 4.58m wide, slightly larger than the existing front projection. This component will have both a flat roof and gable roof which, although looking slightly odd, will have minimal harm on the overall appearance of the property. The extension will appear just as a gable roof from the street scene, similar to that existing, and integrating well with the main gable roof of the host. The side extension will project 1.45m from the side elevation, and measure the width of the property. Its construction will include an alteration of the roof, creating a flat edge along the ridgeline. This will create a more contemporary and modern character to the existing roof, and is acceptable. The rear extension will have a flat roof, and project 2.9m from the rear, with a width of 3.9m. It will have minimal impact on visual amenity.

All works will be visible from public realms to the front and rear of the property, yet will have very little impact on the composition or appearance of the area. All works remain in keeping with the character of the property, and in turn the locality. They will have little harm on the visual amenity of the area.

The development appears subservient to the design of the host and is relatively well integrated, considering its existing appearance. The proposed materiality is unclear at present; the proposed cladding for the extensions being vaguely described as pale blue / purple. As such, a condition has been applied requiring a schedule of materials to be submitted to the council, in order to ensure they are

appropriate for use and will not cause adverse harm to visual amenity. All works are appropriate in terms of scale and massing and will not be unduly dominant on the dwelling. They will preserve the character of the area, in accord with the Pagham Design Statement.

It is noted from the roof plans that two rooflights will be included to the front elevation, although not shown on the elevations. These rooflights will have no harm on the visual amenity of the property, nor the locality. The installation of rooflights in the Beach Estate is not encouraged, being an area of character. However, given their location, they will have minimal resulting impact on the composition and appearance of the locality. The roof lights do not appear to allow an additional floor.

Part M of the Arun Design Guide states that front extensions should take care not to disrupt the existing composition of the street in terms of rhythm or building line, ensure continuation of existing building design in terms of details and materials, and maintains and enhance front garden spaces. Rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. The proposal meets these criteria and is in accord with the Design Guide.

The development will have no adverse impact on visual amenity or the character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan, Pagham Design Statement, and Arun Design Guide (part M).

RESIDENTIAL AMENITY

The works will be single storey. The side extension will see an alteration to the main roof, including windows along the ridgeline. This will measure approximately 7.05m high and 3.5m at the eaves. Two flat roofs will be included within the rear and front extensions, both lining up with the eave height at 3.5m. The front most part of the front extension will have a gable roof, with eaves also 3.5m and ridge height 5m. The proposal will retain 15m to the northwest (front) boundary, 1.5m to the notheast, 4m to the southeast, and 2m to the southeast. These distances are acceptable, and in accord with D DM4 of the Arun Local Plan. The works will not conflict the 45 or 60 degree rules, and will not result in any overbearing or overshadowing. They will have minimal impact on residential amenity and are acceptable.

The works will not result in any adverse overlooking. They will include the installation of two rooflights, a window and folding doors to the west elevation, folding doors and a window to the south (rear), window to the north (front) and two windows to the east. The majority will not face directly on to any neighbouring properties, instead overlooking either the front or rear garden, and as such will have no harm on residential privacy or amenity. Those that do face in the direction of properties to the sides are single storey and of minimal scale, posing very little risk of harm.

Part M of the Arun Design Guide states extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with these criteria.

The development will result in no adverse overbearing, overlooking, or overshadowing, and is in accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

AREA OF CHARACTER

The property falls within the Pagham Beach Estate, which classed as an Area of Character. This is defined as a non-designated heritage asset under the NPPF. All works within this area should aim to preserve and enhance the special character and significance of the non-designated heritage asset.

Policy HER DM4 sets out criteria for which proposals within Areas of Character must meet to be

acceptable. These include the retention of buildings and other features which positively contribute to the area, the maintenance of an appropriate mix of uses, and requires new development to preserve and enhance the special character of these areas.

Para 202 of the NPPF states that for proposals within Areas of Character, 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The works are suitable for their context, and do not negatively harm the visual appearance or character of the property. They retain the character of the area and preserve the significance of the asset. The proposal will have no harm to the the non-designated heritage asset and as such is acceptable.

The works are in in accordance with HER DM4 and HER SP1 of the Arun Local Plan, and the NPPF in that it will protect and enhance the significance of the area of special character. In making this determination great weight has been given to heritage assets as required by NPPF section 16.

PARKING
The council is satisfied that a sufficient amount of space is retained to the front of the property to provide parking amenity. There will be no impact on Highways.

SUMMARY
The proposed development is in 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 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 Plan
- Proposed Block Plan
- Proposed Elevations
- Proposed Plans

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls of the proposed extensions and existing building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extensions.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policy 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.