

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

REF NO: P/138/25/HH

LOCATION: 33 Lion Road
Pagham
PO21 3LA

PROPOSAL: Roof alterations to garage (amendment to planning permission P/29/24/HH)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

P/116/25/NMA	Non material amendment following the grant of P/29/24/HH for a proposed pitched roof instead of flat roof on detached garage.	Refused 08-10-25
P/29/24/HH	Proposed detached double garage, following demolition of existing.	ApproveConditionally 29-05-24

REPRESENTATIONS

Pagham Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high groundwater levels.
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&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
SPD11	Arun Parking Standards 2020

CONCLUSIONS**PLANNING HISTORY**

The application site comprises a semi-detached dwelling located on Lion Road, Pagham, with a detached double garage previously approved under planning reference P/29/24/HH which is currently under construction to the south. The current proposal seeks to amend the previously approved scheme by altering the roof design from a flat roof to a pitched roof.

DESIGN AND VISUAL AMENITY

The garage has been constructed up to eaves level and measures approximately 5.6m in width and 8.6m in depth. The western (rear) elevation contains a window and door, while the northern (side) elevation features four small windows. All windows are finished in white uPVC. The proposed roof would be pitched, with a maximum height of approximately 5.2m and an eaves height of 2.3m, finished in single-lap concrete tiles that would match the roof covering of the adjacent dwelling.

Although the garage is a relatively prominent structure within the street scene, its siting, constructed in line with the existing front elevation of the host dwelling, does not disrupt the established building line within the street scene. The proposed pitched roof design is acceptable as it reflects the character of the host dwelling and neighbouring dwelling to the south and would be consistent with the prevailing roof form and character of neighbouring dwelling in the locality.

The proposed development is in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The increased roof height (to a maximum height of 5.2m) would result in some additional overbearing and overshadowing impact to the property to the south, particularly affecting side facing windows serving a bedroom and bathroom. However, this impact is limited to part of the elevation and would not be significantly different to the resultant impact from the previously approved garage. Furthermore, the overall scale of the garage was previously approved under application P/29/24/HH and the eaves height of the garage along the southern boundary would not be higher than the approved garage height. As such, the proposal would not result in significant overshadowing or overbearing impacts to the neighbour to the south.

There is no adverse impact on the neighbouring property to the north due to siting of the garage. The garage door would face the highway, and the new rear entrance door would open into the private garden space, avoiding any direct overlooking of neighbouring properties.

On balance, the proposal would not result in harm to neighbouring amenity, in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

PARKING

The proposal would not reduce the existing off-street parking provision on site and the proposed garage could accommodate a vehicle. Therefore, the proposal would comply with the parking requirements set out in the Arun Parking Standards.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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 Those parts of the development hereby permitted that have not yet commenced 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:

- Block Plan
- Location Plan

- Proposed Plans and Elevations 04

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 3 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).

- 4 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.