

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

REF NO: P/13/26/HH

LOCATION: 2 Manor Park
Pagham
PO213JS

PROPOSAL: Two storey side extension with first floor over existing garage to create a habitable room.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Pagham Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Prone to Groundwater Flooding
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
CIL Zone 4
Tree Preservation Order

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:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site comprises a two storey, semi-detached dwelling located at 2 Manor Park, Pagham. The orientation of the dwelling is that the principal elevation fronts Nyetimber Lane, with the rear elevation and garden fronting Manor Park. This application seeks planning permission for a two storey side extension over the existing garage, which seeks conversion into a habitable room. The existing garage would also be extended to the front. The works would be visible from the street scene.

The existing garage would be converted including the replacement of the garage door with patio doors and facing brickwork to match the existing. As such, the proposed conversion would not impact the visual amenity of the host dwelling in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

To the north elevation, the ground floor element of the side extension would measure 3.2m in depth and 1.8m in width. It would extend from the converted garage as an infill extension bringing this elevation in line with the established building line. The Arun Design Guide (ADG) outlines that side extensions should in most cases be set back from the front of the house by 1-1.5m at ground floor level, in order to play a subservient role to the original building. Whilst it is noted that the ground floor element of the side extension would not be set back from the front elevation of the host dwelling, this element would be set in from the western flank of the existing garage with a pitched roof form to the front, reflecting the character and appearance of the host dwelling. As such, whilst it would not strictly accord with the guidance outlined within the ADG, the proposed ground floor extension would not harm the character of the host dwelling or surrounding area in accordance with Arun Local Plan policy D DM1.

The first floor element of the side extension would measure 8.7m in depth and 1.8m in width, extending in line with the ground floor element, set in 0.7m from the western flank of the converted garage. The eaves height of the extension would measure 4.8m, matching the eaves height of the host dwelling, and the maximum height would measure 7.1m, set down 0.15m from the ridge line of the host dwelling. Section M.01 of the Arun Design Guide (ADG) specifies that first floor side extensions should be set back from the front elevation by 2m, and set down from the ridgeline by a minimum of 0.5m. The height of the proposed extension is set down only 0.15m, and the first floor element would be set in 1m from the front elevation, thus the extension would partially accord with this section of the ADG.

According to the ADG, side extensions should respond to building design in terms of roof pitch and use complementary and integrated materials and elevational design. In terms of spacing, side extensions should be set in 2m from the side boundary at first floor and above. Whilst the proposed side extension would not comply with the 2m spacing guidance outlined within the ADG, the proposed extension would appear as a subservient addition to the host dwelling and would integrate well with the existing dwelling as the extension would retain the character of the property by featuring matching materials to the existing dwelling and the extension would have a pitched roof form, reflecting the existing dwelling. Given that some spacing would remain, and that the first floor side extension would be set back from the front elevation and set down from the ridge line, the side extension would not result in a terracing effect. As such, the extension would not appear out of place within its context, and the proposed two storey side extension would not result in harm to the visual amenity of the host dwelling or street scene.

One rooflight is proposed within the north roof extension, with a window proposed at ground and first floor levels within the front elevation, a window and patio doors proposed within the front and rear elevations at ground floor level and a window proposed at first floor level within the western flank. The proposed fenestration would be proportionate in number and would reflect the existing dwelling. As such, the proposed fenestration would not result in harm to visual amenity.

The proposal would not result in harm to the character and visual amenity of the dwelling or the surrounding area in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder 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 proposed garage conversion would retain its existing depth, width and height and would be used as a lounge, adjoining the neighbouring dwelling to the west abutting their linked garage. Whilst it is noted that the garage is currently not in habitable use, the conversion of the garage would not result in significant noise or disturbance, or any overbearing or overshadowing impacts to the neighbouring dwelling. The existing garage door would be replaced with patio doors and would give rise to views of the garden. The views obtained would not be significantly different to those currently achieved from the existing adjacent window. As such, the garage conversion would not result in harmful overlooking.

The proposed two storey side extension would be set in 0.7m from the western side boundary, set back 11.6m from the northern boundary with Nyetimber Lane and set back 8m to the southern boundary with Manor Park. It would extend 3m forward from the front (northern) elevation of the west neighbour, 1A Manor Park, which is link attached through the existing garages, although this is no further than the existing front elevation due to the existing stepped building line within the street scene. The extension would not extend forward from the attached neighbour to the east, 3 Manor Park. The flank-to-flank distance of the two storey extension with the neighbour to the west, 1A Manor Park, would be 3.2m. Furthermore, given that the two storey side extension would not extend beyond the existing front and rear elevations of the host dwelling, and would not intrude a 45 degree splay line when taken from the centre of the closest windows of the neighbour to the west, in addition to the flank-to-flank spacing maintained, the proposed two storey side extension would not result in harm by way of overbearing or overshadowing impacts to the neighbour to the west.

The additional windows at first floor on the front and rear elevation will provide an outlook that is not significantly different to views currently achieved from the existing first floor fenestration. A window is proposed within the western flank of the side extension at first floor level, serving a bathroom. It is noted that there is an existing, larger window within the western flank of the host dwelling, and given the positioning and scale of the proposed window, the proposed window would not have a significantly different outlook to that already available from the flank fenestration. As such, the proposed window within the western flank elevation would not result in unacceptable overlooking.

One rooflight to the north elevation would have an outlook of the application site frontage and onto Nyetimber Lane and would not result in any overlooking impact.

The proposed development would not result in harm to neighbouring amenity by way of overbearing, overshadowing, or overlooking impacts and the proposed extension is therefore in accordance with ALP policies D DM1 and D DM4 and the ADG.

PARKING

The proposed development would include the conversion of the existing garage. The garage is accessed from the rear of the site via Manor Park. In addition to the garage, there is on site parking provision for one vehicle.

Whilst the proposal would include the conversion of the existing garage, it is noted that the garage is not of an adequate size to accommodate a vehicle, as per the Arun Parking Standards. The parking space to the rear would be retained as part of the proposed development and the number of bedrooms within the

host dwelling would not be increased as part of the proposals.

As such, overall the proposed development would not alter the existing parking provision serving the host dwelling and the existing shortfall of one parking space would remain. The proposal is therefore acceptable in this regard in accordance with the Arun Parking Standards.

SUMMARY

The proposed development is in accordance 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

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:

- Site Plan, Location Plan, Ground Floor Plan
- Proposed First Floor Plan and Elevations

- Existing Plans and Elevations and Proposed Roof Plan

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 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 NPPF.