

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

REF NO: P/140/21/HH

LOCATION: 6 Lion Road
Pagham
PO21 3JZ

PROPOSAL: Detached annexe

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey outbuilding which will form a detached annexe.

REPRESENTATIONS

Pagham Parish Council:- no objection although concern raised that it was abutting the boundary and use has not been specified.

No representation was received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
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
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 of the Arun Local Plan.

Pagham does not have a made Neighbourhood Plan although does have a Village Design Statement

with the property located within Area of Nyetimber.

DESIGN AND VISUAL AMENITY

The proposal seeks to provide a detached single storey outbuilding for use as habitable accommodation. The proposal will be to the rear garden of the property is not visible from the wider area. It will be single storey and is fairly modest in size with a depth of 5m and width of 6.6m which runs at an angle along the boundary. It will have flat roof with 2 rooflights.

White cladding is proposed. Cladding is not present on the dwelling and the material will be a new addition. However, being to the rear of the property and not visible from the wider area, its use is not considered to result in harm upon the appearance of the street scene.

The Arun Design Guide states that new development should respond to and complement the existing character and appearance. The development is appropriate in size and scale for the area and is acceptable.

With no view points from the wider area, the proposal is not considered to result in harm upon the character or appearance of the street scene in accordance with D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The outbuilding will have a height of 2.8m.

Due to the location and height of the structure, it is not considered to result in adverse overbearing or overshadowing on neighbouring properties. To the north side, the outbuilding will run alongside a garage located to the neighbouring boundary. To the rear/east elevation of the outbuilding, there is a hedge of approximately 2m in height with a small fence. Due to the height and siting of the boundary treatment, this restricts views of the development from the property to the rear which features a large rear garden and is not considered to result in harm.

There will be one window to the south elevation although with 11m retained to the boundary, views are predominately over the garden of the host dwelling. There will be windows and access doors to the west which will face towards the host dwelling. With the proposal at single storey to the rear garden, it not give rise to adverse overlooking.

A condition will be included to ensure that the use remains ancillary to the host dwelling and it does not form an independent dwelling.

The proposed development is not considered to harm amenity by way of overbearing, overshadowing or overlooking and accords with D DM1 of the Arun Local Plan.

PARKING

The proposal may result in an additional vehicle at the property due to the annexe. This is however not considered to result in adverse harm upon the highway with space to the front of the property for the parking of 2-3 cars and sufficient on street parking available.

SUMMARY

The proposed development is deemed to comply 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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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, Block, Floor and Elevation Plan - Sheet 1 of 1

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 accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 6 Lion Road as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 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.