

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

REF NO: P/148/21/HH

LOCATION: Butterlees Barn
Pagham Road
Pagham
PO20 1LL

PROPOSAL: Single storey extension to existing residential barn complex.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey extension to the rear of the dwelling.
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RELEVANT SITE HISTORY

P/104/18/HH	Single storey extension to existing barn complex	ApproveConditionally 20-12-18
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REPRESENTATIONS

Pagham Parish Council provided no objection.

No representation was received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXTOutside built up area boundary
Area of Special Control (Adverts)
Pagham Harbour Zone B**DEVELOPMENT PLAN POLICIES**[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
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

CONCLUSIONS**PRINCIPLE**

The site is outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031). The proposal is for extensions and alterations to an existing building with the plot of an existing dwellinghouse. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy. The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Pagham does not have a made Neighbourhood Plan although does a village design statement with the property located within Rural Pagham.

The proposal was approved in 2018 however was not constructed. This application seeks to renew the permission.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the property and as such is not visible from the wider area.

The extension will be single storey and extends from the rear. Due to the length of the extension it is not considered a subservient addition and is in conflict with D DM4 (b). It does appear well integrated with the host dwelling and does not appear unduly dominant or as an overdevelopment of the site, which is large in size. It will have a pitched roof which is sympathetic in design to the host dwelling.

The extension will be constructed of weatherboarding, flint panels and brickwork to match the existing property. The use of matching materials is considered to help ensure the extension will appear in keeping with the host dwelling and complement the historic character of the existing building.

The Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form'. The proposal is considered to comply with this, through its use of matching materials it will complement the existing building and whilst large, is appropriate in scale to the size of the site. 'Rear extensions, particularly single-storey additions which are less visible from the street, tend to be less visually obtrusive than side or rear extensions and are therefore able to be expressed through a wider variety of forms including innovative and contemporary architecture and roof extensions'. The addition is not visible from the street scene and appears in keeping with the character of the building.

With no viewpoints from the wider area, it is not considered to have a detrimental impact upon the surrounding area and accord with D DM1 and D DM4 (a) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will extend from the rear of the dwelling and is of a substantial length at 16m, with a width of 5.75m. It will be constructed with a pitched roof with a height of 4m and 2.3m to the eaves.

The extension will run along the boundary to the south east with 1m separation. Whilst it extends a considerable length it cannot be argued that it would give rise to a significant overbearing or

overshadowing impact on the only neighbouring property to the south. This is due to the siting of the neighbouring dwelling which is set behind that of the extension. There is a minimum of 8m from the side of the extension to the side of the neighbouring dwelling. A 2m high boundary fence to the south east also helps to restrict available views.

The southern elevation will have no windows and therefore it does not give rise to any overlooking upon the neighbouring amenity. Doors and a high level window will be installed to the north and east elevation however there are no neighbouring properties to the north or eastern elevation as such no overlooking will arise. There will also be 4 velux although due to their height above finished floor level will not give rise to adverse overlooking and look towards the garden of the host dwelling.

It is not considered that neighbouring residential amenity will be harmed by way of either overbearing, overshadowing, overlooking and as such the proposal accords with D DM1 and D DM4 (c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to 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.

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 - IBA/509/01
 - Proposed Elevations - IBA/509/04
 - Proposed Plans - IBA/509/03

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.