

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

REF NO: P/148/25/HH

LOCATION: 113 West Front Road
Pagham
PO21 4TB

PROPOSAL: Hip to gable loft conversion, including raising of the roof, first floor rear balcony and rooflights.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

P/117/24/HH	Raising of the roof and roof redesign with side gable and side dormer. First floor rear balcony.	Refused 23-01-25 Appeal: Dismissed 04-09-25
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REPRESENTATIONS

Pagham Parish Council - Objection on the basis of objections to the previous scheme has not been overcome by the reduction in the roof height and changes to the rooflights and balcony. The Pagham Village Design statement discourages second floors in this area and the design still represents a second floor.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Coastal Engineers - No response received.

POLICY CONTEXT

Area of Character.
Flood Zone 2.
Within an area with potentially high groundwater levels.

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)
HERDM4	HER DM4 Areas of Character
WDM2	W DM2 Flood Risk

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

BACKGROUND

Planning application P/117/24/HH was previously refused for a similar scope of works as currently proposed, however, the current proposal has been amended from the previously refused application. The previously refused side dormer has been removed from the proposal, the first floor rear balcony has been reduced and the works relating to the roof over the side projection have been altered to retain the hipped roof. Additional rooflights are proposed within the side roof slopes of the dwelling, serving the first floor accommodation. Cabrio style rooflights have also been added.

DESIGN AND VISUAL AMENITY

The site is a detached bungalow along West Front Road. This application seeks planning permission for a hip to gable loft conversion, including raising of the roof ridge height, first floor rear balcony and rooflights. The development would be visible from the street scene and from public vantage points from the beach to the rear. The application site is located within the Pagham Beach Estate Area of Character.

The ridge height of the host dwelling would be increased by approximately 0.7m. The highest part of the roof would measure a maximum height of 6.4m, increasing from 5.7m. The lower part of the roof would measure 5.8m in height, increasing from 5.2m. The roof redesign would include the addition of accommodation at first floor level. The loft conversion would be facilitated further by a hip to gable roof extension to the front and rear, creating a gable feature to the front and rear elevations, whilst the side projection would retain a hipped roof form, reflecting the existing. The proposal would alter the bulk and massing of the host dwelling.

The Arun Design Guide (ADG) states that roof extensions should be located in discreet positions on rear elevations wherever possible. They will be unacceptable on front elevations in sensitive street scenes. West Front Road forms part of the Pagham Beach Estate Area of Character and is considered as a sensitive location. The area derives its distinctive character from single storey, low key buildings, as such, the proposed roof alterations including the increase in ridge height and hip to gable roof extension would result in the dwelling appearing as one with substantial accommodation at first floor. Therefore, the proposed development is contrary to the ADG and the Pagham Village Design Statement.

The first-floor rear balcony would measure 2m in depth and 4.7m in width with glass balustrading to the rear overlooking the beach, and low-level obscure glazing to the east and west elevations. The balcony would be sited to the rear, however the size and design of the balcony would contribute to the two storey appearance of the dwelling when viewed from the beach to the rear.

The proposal would include eight rooflights including one on the principal roof elevation, and three cabrio balcony style roof windows, which open to form inset balconies. The rooflights are excessive in number and would result in cluttered and visually intrusive roofscape. The roof openings are contrary to ADG Part M, which states that rooflights should be used sparingly, discreetly, and centred on the roof, and would detract from the visual coherence of the roof form, resulting in harm to the character and appearance of the building and surrounding area.

Overall, the proposed development would result in demonstrable harm to the character and appearance of the host dwelling and the street scene, and is therefore contrary to policies D DM1 and D DM4 of the ALP, the ADG and the Pagham Village Design Statement.

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 development would increase the bulk and massing of the host dwelling at roof level, however the works would be contained within the existing footprint, as such, the proposed development would not result in significant overshadowing or overbearing impacts to neighbouring properties.

The views from the proposed rooflight to the pitched roof of the front elevation would be isolated to the application site frontage, and as such, the front rooflight would not result in any overlooking. The proposed balcony on the first-floor level will face the sea and will offer no significant harm by way of overlooking either the neighbouring properties or the street scene.

The ADG part M states that rooflights, should maintain the privacy of neighbouring properties. Three Velux manual balcony style roof windows are proposed and present a significant impact to the privacy of the side neighbours. When opened, these windows from inset balconies that would allow occupants to step out and obtain elevated views towards the adjoining dwellings on either side of the application site. However, given that the neighbouring properties to the east and west have very limited first floor fenestration, the resultant overlooking impacts would not be significant so as to justify the refusal of planning permission in this regard. As such the proposal would not result in unacceptable impacts on the residential amenity of adjacent properties, and would be in accordance with policies D DM1 and D DM4 of the ALP in this regard.

HERITAGE ASSETTS

The property falls within the Pagham Beach Estate, which classed as an Area of Character. This is defined as a non-designated heritage asset within 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 the criteria which proposals within Areas of Character must meet to be acceptable and requires new development to preserve and enhance the special character of these areas. Paragraph 216 of the NPPF (2024) states that for proposals within Areas of Character, 'the effect of an application on the significance of a non-designated heritage asset should be considered 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 character of the area is derived from the height and scale of the buildings, which are generally single storey. In dismissing the previous appeal (reference APP/C3810/D/25/3363681) the Inspector commented: 'many of the houses in the area which have a generous or usable roof space have sought to

take advantage of it. There are examples of dwellings in and around the appeal site where it is clear that internally there is an upper floor. By and large this has been achieved without the expansion of the dwelling and in particular without the enlargement of the roof. Consequently, the overarching single storey character of the buildings and thus the area has been retained.'

The proposal would introduce a clearly discernible first floor element, resulting in a building of increased height and massing that would appear visually prominent within the street scene with a large first floor balcony to the rear, contributing to the two storey appearance of the resultant dwelling. As a result, the development would be out of keeping with the established built form, failing to preserve or enhance the character and appearance of the Pagham Beach Estate.

The development would result in harm to the significance of the non-designated heritage asset and the appearance of the Area of Character in conflict with policy HER DM4 of the Arun Local Plan and the NPPF.

FLOODING

It is noted that part of the site to the rear is located within Flood Zone 2. The management of surface water drainage is of significance to reduce flood risk in the locality.

Whilst the proposed development would increase the bulk and massing of the host dwelling at the roof level, the works would be contained within the existing footprint. Therefore, the proposed works would not result in any additional impermeable surfaces within the site. Therefore, the proposed development would not increase the chances of flooding elsewhere.

For the reasons outlined above, the proposed development would not increase the chances of flooding elsewhere in the district and the proposal is therefore in accordance with policy W DM2 of the ALP.

SUMMARY

The proposed hip to gable loft conversion, ridge height increase, rooflights and rear balcony would introduce dominant first floor accommodation appearing visually intrusive within the street scene. The proposed development would result in demonstrable harm to the character and appearance of the host dwelling and street scene, and to the significance of the Area of Character, a non-designated heritage asset. The proposed development would therefore be contrary to Arun Local Plan policies D DM1, D DM4 and HER DM4, the Arun Design Guide, the Pagham Village Design Statement and the NPPF.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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

REFUSE

- 1 The proposed hip to gable loft conversion, ridge height increase, rooflights and rear balcony would introduce dominant first floor accommodation appearing visually intrusive within the street scene. The proposed development would result in demonstrable harm to the character and appearance of the host dwelling and street scene, and to the significance of the Area of Character, a non-designated heritage asset. The proposed development would therefore be contrary to Arun Local Plan policies D DM1, D DM4 and HER DM4, the Arun Design Guide, the Pagham Village Design Statement and the NPPF.
- 2 **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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.