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

REF NO: P/155/22/HH

LOCATION: 30 Church Way
Pagham
PO21 4QJ

PROPOSAL: Removal of conservatory and erection of single storey rear extension and removal of front porch, and erection of single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This proposal is for the removal of an existing conservatory and erection of a single storey rear extension that is approx. 8.3m in width, max. 3.0m in depth and 2.8m in height to eaves. It features a flat roof design with 1 No. lantern rooflight projecting above the roof plane. The rear north elevation of the extension features 1 No. new 3.1m bi-folding door set and 1 No. 1.8m window opening. There are no proposed openings to either east or west elevations, being 1.1m and 2.4m from the respective boundaries.

REPRESENTATIONS

Pagham Parish Council - No response.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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)
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

CONCLUSIONS

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours, and the locality.

Policy D SP1 of the Arun Local Plan regards the design of new development and states that it should be informed by sustainable design and should reflect the characteristics of the existing site and the locality in which it is situated. These characteristics include layout, landscaping, density, mix, scale, massing, character, materials, finish, and architectural details.

Arun has adopted a Design Guide which provides detailed guidance that helps to raise design standards across the district. Section M states that development should respond to the distinctiveness of their host dwelling and surroundings in terms of scale, massing, materials, and protect the amenities of occupants and neighbours. Section M also illustrates the '60- and 45-degree rules'. These rules refer to the 60- and 45-degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of sightlines and loss of sunlight. The 60-degree rule specifically considers single storey rear extensions.

DESIGN AND VISUAL AMENITY

The proposal also comprises removal of an existing flat roofed porch and erection of a single storey front extension that is approx. 3.35m in width, 1.8m depth and 3.5m in height to ridge. It features a dual pitch roof with gable 1 No. new main front door opening to west elevation and 1 No. 1.8m window opening to front south elevation. There are no proposed openings to the east elevation. The extension is minor in scale and would consist of materials that match the existing dwelling, resulting in a visually subservient and integrated design. The proposal would result in retaining 13.2m of rear garden space, thus exceeding the minimum 10.5m recommended depth in Section M of the Arun Design Guide. The reduction of rear amenity space remains acceptable.

Although the front extension seeks to introduce a new design feature to the host dwelling, the extension is minor in scale and would consist of materials that match the existing dwelling, resulting in a visually subservient and integrated design. Due to the siting of the front extension, it is also deemed subservient to the street scene and would not cause visual harm by way of the staggered building line.

The rear extension is sited such that it cannot be seen from the wider street scene and therefore will have no impact thereon. The design of both extensions is sympathetic to the character of the host dwelling and by design have minimal impact on neighbour amenity.

The proposal is compliant with relevant Development Plan policies D SP1, D DM1(1)(14) & D DM4(a)(b) of the Arun Local Plan and Policy ES5 of the BENP.

RESIDENTIAL AMENITY

Given the scale, siting, and separation distances from neighbouring dwellings, there is no intersection of any 45- degree light accessibility lines or 60- degree sightlines from the rear or front of any neighbouring dwellings. As such, they will have no significantly adverse impacts by way of overshadowing or overbearing on any neighbouring dwellings or properties. The rear proposal features 2 No. new rear vertical openings, both of which are at ground floor level and look out to the rear private amenity space and are met by an approx. 1.8m high boundary fence. The front proposal features 1 No. new west facing front door and 1 No. south facing window opening onto front amenity space and onto the street scene.

The front extension is greater in depth to that of the existing by approx. 0.6m retaining 10.2m of front garden, therefore the reduction in front amenity space remains acceptable. It is noted that the eaves height of the proposal is consistent with that of the host dwelling, and therefore does not give rise to any adverse impact on the neighbouring properties. By virtue of not being significantly overbearing, overshadowing, or overlooking on any neighbouring properties, the proposals are compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan and Section M of the Arun Design Guide.

SUMMARY

The proposal is compliant 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 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:

Location, Site and Proposed plan.
Proposed Elevations.
Existing Plans.

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 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.