

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

REF NO: P/155/25/HH

LOCATION: 12 The Green
Pagham
PO21 4RZ

PROPOSAL: Single storey rear extension with skylight.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

P/170/22/HH	Single storey side extension.	ApproveConditionally 16-01-23
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REPRESENTATIONS

Pagham Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Pagham Harbour Zone B.
Built Up Boundary Area.
Within an area with potentially high ground water.

DEVELOPMENT PLAN POLICIES

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

- | | |
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| 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:

- | | |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework |
| NPPG | National Planning Practice Guidance |

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a semi-detached bungalow located at 12 The Green. This application seeks planning permission for the construction of a single storey rear extension with skylight.

The development is in a residential area with a wide variety of semi-detached dwellings of similar height and bulk. The design would be in keeping with the established varying character of the area and mixed street scene.

The proposed single storey rear extension with skylight would have a depth of approximately 2.7m and a width of approximately 4.2m. The extension would have a flat roof with a height of 3.1m and an eaves height of 2.7m, containing a central rooflight with an approximate height of 3.4m. Fenestration is proposed within the flank and rear elevations of the extension. The Arun Design Guide (ADG) outlines that the depth of single storey rear extensions to semi-detached dwellings should not exceed 3.3m. The proposed extension would therefore comply with this guidance.

The proposed materials would be finished with facing brickwork that matches the existing, guttering and downpipes would be half round UPVC in black and there would be a flat roof finished in GRP. Fenestration to the rear and side elevations (north, east and west) would be white UPVC. The use of matching materials ensures the extension integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

The proposed single storey rear extension with skylight would remain subservient to the main dwelling house. Given the siting, size, scale and design it would not cause any harm to visual amenity, character or appearance of the host dwelling, street scene or wider area. The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single storey rear extension with skylight would be set in approximately 6.5m from the northern (rear) boundary, set in from the neighbouring side (west) boundary by approximately 3.5m and set in from the side (east) boundary by approximately 8m. Given the separation distances maintained and that the single storey rear extension would replace an existing conservatory of a similar size, the proposal would not result in overshadowing or overbearing impacts to neighbouring dwellings to the north and west.

The fenestration proposed within the rear and side (north, west and east) elevations would have an outlook serving the host dwelling's rear and side amenity, existing high boundary treatments would be retained. The central rooflight would be at a high level, therefore the proposal would not result in any overlooking and would maintain the privacy of the neighbouring properties to the north and west.

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

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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:

- Block Plan.
- Elevations - Proposed.
- Floor Plan - Proposed.
- Section AA - Proposed.
- Block Plan of the Site.
- Detail Drawing.
- Roof/skylight Detail.
- Wall Section.

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.