

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

REF NO: P/156/25/HH

LOCATION: 24 Harbour Road
Pagham
PO21 4TG

PROPOSAL: Erection of detached annexe.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

P/109/24/HH	Single storey rear extension and new front porch. Re-render existing walls & retile existing roof.	ApproveConditionally 13-01-25
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REPRESENTATIONS

Pagham Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - No response received.

POLICY CONTEXT

Built Up Boundary Area.
Within an area with potentially high ground water.
Erosion Risk Statement - 200m mhw.
Pagham Harbour Zone A.
Area of Character.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
HERDM4	HER DM4 Areas of Character
WDM4	W DM4 Coastal Protection

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

DESIGN AND VISUAL AMENITY

The site is a detached bungalow located at 24 Harbour Road. This application seeks planning permission for the construction of detached annexe.

The proposed annexe would be sited within the rear garden of the host dwelling, located on a private road within a residential area with a wide variety of detached dwellings. The proposed design would be in keeping with the established varying character of the area.

The proposed development would have a width of 4m and a depth of 9.7m. The flat roof would have a height of 2.5m.

Fenestration on the side (west) elevation would be a patio door with a narrow full-length window either side. On the front (south) elevation would be a six-casement double glazed window and on the rear (north) elevation would be a three-casement double glazed window.

The proposed development would be finished with cedar cladding, a GRP flat roof and UPVC double glazed fenestration.

It is noted that the proposed detached annexe is intended to be used as accommodation for a dependant relative, to ensure it remains ancillary to the host dwelling, a condition is attached to this planning permission to prevent its use as a separate unit of accommodation, as this would not be appropriate in this location.

It is noted that the proposed detached annexe would partly replace an existing pitched-roof garage. Although the proposed annexe would have a larger footprint, neighbouring dwellings to the north east and north west benefit from large outbuildings within their curtilage of a similar scale. As such, the proposed annexe would not appear out of character within the wider context of the locality.

Given the varied size and bulk of neighbouring dwelling's outbuildings and the siting of the proposed annexe, the proposal would not appear unduly prominent and would be in keeping with adjacent and surrounding properties and would therefore not result in harm to the character or appearance of the area. The proposal would therefore be considered to be in accordance with Arun Local Plan policy D DM1 and the Arun Design Guide (ADG).

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would be set in from the western side boundary by approximately 11.5m, from the rear (north) boundary by approximately 1.6m and from the eastern side boundary by approximately 0.5m.

The proposed detached annexe would not meet the separation distances in accordance with Part M of the ADG. However, it is noted that neighbouring dwellings to the side and rear (east and north) shared boundaries accommodate existing large outbuildings within their rear amenity area and the character of

the Pagham Beach Estate states that the area is characterised by predominately single storey developments with small gaps between buildings. Therefore, given the proposed siting of the annexe, the existing boundary treatments and the existence of neighbouring outbuildings, the proposed detached annexe would not result in any overbearing or overshadowing effects to neighbouring dwellings.

Proposed fenestration to the rear (north) would have an outlook of existing high boundary treatment and fenestration to the side (west) and front (south) would have an outlook of the host dwelling's rear garden amenity and would not result in loss of privacy or overlooking to the neighbouring dwellings.

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

AREA OF CHARACTER

The host dwelling is within the Pagham Beach Estate which is an Area of Character and therefore has been assessed against the Arun Local Plan policy HER DM4, the ADG and the National Planning Policy Framework (NPPF).

Paragraph 210 of the NPPF (2024), states in determining applications, local planning authorities should take account of: c) the desirability of new development making a positive contribution to local character and distinctiveness. A Heritage Statement was not submitted with this application.

It is noted that the character of the Pagham Beach Estate is derived from the distinctive scale and height of the residential buildings. These typically comprise of a mix of designs, predominately single storey with small gaps between buildings.

Acknowledgement is given that the proposed design would be a single storey flat roof detached annexe and would integrate well with surrounding outbuildings of similar design, features, and materials. Furthermore, neighbouring dwellings have constructed outbuildings of a similar size and scale, and an outbuilding of a similar footprint could be constructed under permitted development. As such, the proposed annexe would not result in harm to the significance of the Area of Character. The proposed development is in accordance with Arun Local Plan policy HER DM4 and the NPPF.

COASTAL FLOODING

The application site is located within Pagham Beach Estate and therefore has been assessed against the Arun Local Plan policy W DM4, the ADG and the National Planning Policy Framework (NPPF).

Paragraph 181 of the NPPF (2024) states when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere whilst paragraph 184 of the NPPF (2024) states plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast.

Given the proposal would result in a minor increase in the footprint of an existing detached garage, over existing impermeable hard-surface area, and would be set back from the coastline, the risk of flooding elsewhere or impacting physical changes to the coast are minimal.

Drainage engineers were consulted on the proposal, however no response has been received.

Therefore, the proposed development would be acceptable in accordance with Arun Local Plan policy W DM4 and the NPPF.

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:

- Location Plan.
- Block Plan.
- Elevations - Proposed.
- Proposed Garage Floor Plans 02.
- Section AA.
- Proposed and Existing Site Plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 3 The proposal hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 24 Harbour Road as a detached annexe and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 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 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).

- 5 **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.