

Recommendation Report for Planning Permission

REF NO: P/15/12/

LOCATION: 10 Channel View
Pagham

PROPOSAL: Single storey extension & pitched tiled roofs over existing extension & existing detached garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks permission to add a single storey infill extension to the rear of the property; the replacement of a number of existing flat roofs on the south elevation with low pitched roofs; and the conversion of the existing garage for ancillary use and provision of a pitched roof over.
SITE AREA	565 sq.m
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The northern boundary of the property is open on Channel View. Southern boundary is marked by a 2 metre tall closed board fence with trees, dense bushes and undergrowth beyond. East boundary is a 2 metre tall fence which demarcates the site from the Public Right of Way linking Channel View and Pagham Beach. East boundary is a closed board fence separating the property from no 8 Pagham Way.
SITE CHARACTERISTICS	The site is occupied by an irregularly shaped house of single storey in design with yellow brick and tiled roof. There is a detached double garage on the north-western corner of the site. The rear garden is laid to lawn.
CHARACTER OF LOCALITY	The property is located at the end of a residential cul-de-sac consisting primarily of similar properties. While there are a number of terraced and semi-detached properties in the vicinity of the site, all adjacent properties are detached.

RELEVANT SITE HISTORY

P/4/58	O/L application for house and garage	Refused 26-03-1958
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P/147/82	Proposed additional garage	Approve Conditionally 15-01-1983
P/17/84	Proposed garden storage room with washing facilities	Approve Conditionally 07-03-1984

No comments

REPRESENTATIONS

Representations received:

Pagham Parish Council

- no objection

1 Letter of Objection

- It [the proposal] is in breach of the Building/Planning Design Policy for the area and it is out of character with the other bungalows around it.
- Planning department should not repeat the mistakes made with no 8 Channel View.
- The proposal to build on top of the two detached garages the foundations would not hold a second floor as the foundations are not the same strength as for the bungalow.
- There is a lot of subsidence in the area
- Why do people buy a bungalow and then want to add a second floor why not buy a house in the beginning.

Comments on Representations received:

The proposal is not to construct a second storey but to add pitched roofs where there are existing flat roofs. On the garage, at the apex the proposed pitch roof would be 3.7 metres tall. This is not sufficiently tall to accommodate a second storey. Comments expressing concern over strain on foundations would be considered under Building Regulations Application.

CONSULTATIONS

Engineers (Coastal Protection)

Natural England

Environment Agency

Consultations responses received:

ARUN DISTRICT COUNCIL COASTAL ENGINEER- Referring to the current flood zone map, it would seem, contrary to the FRA, that the property is not within flood zones 2 or 3. The property is some 35 metres landward of the flood zone and sits behind a low defensive bank. Whilst the flood proofing measures proposed in the FRA are therefore not strictly necessary, we would not suggest that they be omitted. However, you might like to consider whether or not the the 500mm high external waterproof render band detracts from the street scene.

Natural England- This application is in close proximity to Bognor Reef and Pagham Harbour Site of Special Scientific Interest (SSSI). It is also in Pagham Harbour Ramsar and SPA. However, given the nature and sale of this proposal, Natural England raises no objection to the proposal being carried out in according to the terms and conditions of the application and submitted plans on account of the impact on designated sites.

Environment Agency- Due to limited resources we are unable to provide a detailed response to this consultation and therefore have no comments to make.

Comments on Consultation responses:

- The external waterproof render band is on the southern facade and should not affect the street scene.

POLICY CONTEXT

Designation applicable to site:
Within Build- up Area Boundary
Pagham Beach Area of Special Character

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	AREA1	Areas of Special Character

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
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POLICY COMMENTARY

PLANNING

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The proposal is located within the Built Up Area Boundary where the principle of development is considered acceptable subject to normal development control criteria. The proposal is in keeping with the characteristics of the Pagham Beach Area of Special Character.

REAR EXTENSION AND PROVISION OF PITCHED ROOFS

The proposed extension would measure approximately 2.6m in width, 3.1m in depth, and would have a lean-to roof reaching a maximum height of approximately 3.1m. The proposal will not extend beyond the existing rear building line. It is considered that the scale, siting and design of the proposed extension is such that it would be in keeping with the existing dwelling and as such is not considered to have a significant impact on the visual amenities of the locality.

The proposed pitched roofs on two small rear extensions will not have a negative impact on the character of the building and is considered acceptable.

CONVERSION OF EXISTING GARAGE

The proposal also includes the conversion of the existing detached garage. The proposal to replace the existing roller doors with two windows is considered to be visually appropriate, and will not result in an increase in overlooking as there are no properties within close proximity to the north. However, the the proposal will result in the loss of two car park spaces. However, it is considered that the property has an existing hard standing capable of accommodating two cars comfortably, and in the absence of parking restrictions on the surrounding highway it is not considered that the loss of a parking space would be detrimental to the amenity of the area.

CONCLUSION

It is considered that the proposal will not have a detrimental impact on the character or visual appearance of the local area and will not be contrary to the principles of proper planning and sustainable development. Therefore it is recommended that the application be approved subject to the conditions set out below.

HUMAN RIGHTS ACT

FOR APPROVAL

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 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 has been assessed as having a neutral impact 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.

As a neutral impact has been identified no mitigation measures have been identified.

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:

Sheet 1 of 2

Sheet 2 of 2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy GEN7 of the Arun District Local Plan.

- 3 The converted garage building hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 10 Channel View as a dwelling and shall not be used as a separate unit of accommodation or commercially at any time.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation or commercial unit which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that (the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character)and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19, AREA1

NATIONAL POLICIES: NPPF

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.