

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

REF NO: P/15/19/HH

LOCATION: 34 The Green
Pagham
PO21 4SB

PROPOSAL: Replace existing garage roof from flat to pitched to join up to new extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks planning permission to replace an existing garage flat roof to a pitched roof to join to the next extension.

RELEVANT SITE HISTORY

P/84/18/NMA	Application for non-material amendment following a grant of planning permission P/14/18/HH relating to change in the amount of rear projection from 2.0m to 2.15m	Approve 17-09-18
P/14/18/HH	Single storey rear extension & front dormer extension.	ApproveConditionally 01-05-18

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council

Pagham Parish Council: No objection received from Pagham Parish Council.

No representations received from nearby occupiers.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

Natural England: Natural England wish to make no comments regarding this application.

POLICY CONTEXT

Designation applicable to site:
- within the Built up area boundary.

DEVELOPMENT PLAN POLICES

[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
SDSP2	SD SP2 Built-up Area Boundary

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
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CONCLUSIONS

PRINCIPLE

The proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with relevant plan policies. As stated in SD SP2 they key policies considered are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 and 3 of the emerging Pagham Neighbourhood Development Plan.

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 extension 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 locality.

Policy SD SP2 of the Arun Local Plan states that development should be focussed within the Built up area boundary and will be permitted subject to consideration against other policies in the Local Plan.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, massing, character, materials, finish and architectural details.

Policy 1 of the emerging Pagham Neighbourhood Plan sets out that the Neighbourhood Plan directs development proposals within the Built Up Area boundary provided they accord with other provisions of the Neighbourhood Plan and development plan. Development proposals outside of the Built Up Area Boundary will be required to conform to development plan policy in respect of the control of development in the countryside.

Policy 3 of the emerging Pagham Neighbourhood Plan sets out The Neighbourhood Plan requires the scale, density, massing, height, landscape, design, layout and materials of all development proposals, including alterations to existing buildings, to reflect and enhance the architectural and historic character and scale of the surrounding buildings and landscape, as defined in the adopted Pagham Village Design Statement (VDS).

Planning application P/14/18/HH was submitted and approved in 2018, the proposal was for a single storey rear extension and front dormer extension. These previous proposals have been indicated on the submitted drawings, however, have been previously approved and therefore are not being considered as part of this application. Subsequently to this, a revised application for a non-material amendment was submitted (reference P/84/18/NMA) and approved in September 2018 relating to increasing the depth of the single storey rear extension from 2.0m to 2.15m.

The site is occupied by a link detached chalet bungalow, set in a residential street consisting of a variation of house styles and designs.

DESIGN AND VISUAL AMENITY

The application seeks planning permission for the replacement of a flat roof garage roof to a pitched roof, this will connect the pitched roof of the already approved single storey rear extension, approved under reference P/14/18/HH. The proposed replacement roof given its location will not be visible within the street scene and is considered to appear well integrated with the host dwelling.

The proposed pitched roof will measure approximately 8.6m in length, 2.6m in width and create an additional height of 1.3m to the existing garage. Given the materials proposed for this application are to match that agreed under reference P/14/18/HH, they are considered to further assist with the integration of the proposed pitched roof with the host dwelling.

The proposed replacement roof of the existing garage is considered to appear subservient to the host dwelling and would not result in an unacceptably adverse impact on the spatial pattern or character of the area and would therefore accord with policies D DM1 and D DM4 of the Arun Local Plan and Policy 1 and 3 of the emerging Pagham Neighbourhood Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed replacement of the flat roof garage roof with a pitched roof will be located approximately 0.2m from the Western boundary, 11m from the Southern boundary and approximately 25m from the Northern boundary.

Given this application relates solely to a revision of the garage roof and there are no proposed windows to be incorporated within the proposal it is considered it will not result in any unacceptably adverse overlooking to the neighbouring properties.

Given the design and location of the proposed replacement garage roof it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing or overbearing and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

Given the design and location of the of the replacement flat roof with pitched roof, it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing or overbearing and is therefore deemed to accord with D DM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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.

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 and Block/Site Plan, Proposed First Floor Plan, Proposed West Elevation, Proposed North Elevation and Proposed South Elevation.

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.