

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

REF NO: P/160/25/HH

LOCATION: 9 Well Road
Pagham
Bognor Regis
PO21 4SR

PROPOSAL: Single storey rear extension following removal of detached garage, erection of porch and amendments to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

P/68/00/	2 units of 2-bedroom bungalows	ApproveConditionally 12-10-00
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P/110/01/	1 no. 2 bedroom bungalow with garage (Amendment to P/21/01)	ApproveConditionally 09-11-01
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REPRESENTATIONS

Pagham Parish Council - No objection.

1 letter of objection received for the following reasons:

- The change in view and privacy with the removal of the detached garage.
- Limited size and constraints of the land for the proposed development.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - No response received.

POLICY CONTEXT

Built Up Boundary Area.
Within an area with potentially high ground water.
Flood Zone 3.

Pagham Harbour Zone A.
Areas of Character.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERDM4	HER DM4 Areas of Character
WDM2	W DM2 Flood Risk

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 9 Well Road. This application seeks planning permission for the construction of a single storey rear extension, a side porch, and amendments to fenestrations.

The proposed development is sited on a private residential road with a variety of detached single storey dwellings and would be in keeping with the established character of the area and street scene. The proposed single-storey rear (east) extension would have a width of 7.5m and a depth of 3m. The mansard pitched roof would have a maximum height of 3.9m and an eaves height of 2.3m. The depth of the proposed extension would be in accordance with the guidance outlined within the Arun Design Guide (ADG), which states that the depth of single storey rear extensions should not exceed 3.3m. Furthermore, it is noted that there is existing variation within the street scene in terms of the visual appearance of dwellings, and that the neighbour at number 11 Well Road has implemented a conservatory extension to the rear of a similar depth, the proposed single storey rear extension would not result in harm to the visual amenity of the host dwelling or wider street scene.

Fenestration would be a three-casement unit and double leaf sliding door on the rear elevation of the extension, and a rooflight is proposed within the western roof slope of the extension. The proposed fenestration would be proportionate and would not result in harm to visual amenity.

The proposed side porch on the eastern elevation of the dwelling would have a width of 1.5m and a depth of 1m. The pitched gable-end roof would have a maximum ridge height of 3.1m and an eaves height of 2.3m. Fenestration is proposed within the northern and southern flank elevations of the porch, and a door is proposed within the eastern elevation.

Part M of the Arun Design Guide (ADG) states porches should be added to a house to provide a threshold space between the interior and exterior and add emphasis to the entrance. These should respond to existing features of the building and should avoid a 'bolt on' appearance.

It is noted that the proposed porch would be located on the eastern (side) elevation of the host dwelling and while this can present a challenge in avoiding a 'bolt-on' appearance, this has been addressed

through the use of appropriate design, scale, materials, and a pitched gable-end roof to would integrate well with the host dwelling. Furthermore, there would be a separation distance of approximately 1.4m between the proposed side porch and shared eastern side boundary which would comply with side extension distances within the ADG. Therefore, the proposed porch would be in accordance with Part M of the ADG.

On the front (western) elevation there would be a replacement of a single door with a two-casement window. The proposed fenestration alteration would be minor and would not result in any harm to visual amenity.

The proposal would be finished in materials to match the existing; colour-washed render, roof tiles and felt, and UPVC fenestration.

The proposed single storey rear extension, side porch and alterations to fenestration would be subservient and well-integrated with the host dwelling through the design and use of materials proposed. Given the siting, size, scale, and design the proposal would not cause harm to visual amenity, character or appearance of the 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 would be set back approximately 6.3m from the rear (eastern) boundary, set in approximately 2.45m from the side (eastern) boundary and adjacent to the side (western) boundary. Given the height of the eaves and the spacing maintained between the proposed extension and the neighbouring properties to the east and west, the proposed rear extension would not result in significant overbearing or overshadowing impacts to these neighbouring properties.

Part M of the ADG states that rear extensions must also preserve garden areas and not lead to an unacceptable reduction in garden size below a depth of 10.5m. It is noted that the proposed single storey rear extension does not comply however a development of a comparable size could be constructed under permitted development and the neighbouring dwelling at number 11 Well Road, extends from the rear leaving a similar sized garden depth. Given the resultant garden depth, the single storey nature of the proposed extension and the existing site circumstances, the proposed single storey rear extension would not result in overbearing or overshadowing impacts to the neighbouring properties to the rear.

Fenestration would be at ground level and would have an outlook of the host dwelling's rear amenity. The proposed roof light would be sited within the western roof slope of the extension and would be at a high-level of at least 1.7m above floor level and would not result in any loss of privacy or overlooking to neighbouring dwellings.

The proposed side porch would be set in approximately 1.45m from the neighbouring eastern (side) boundary. The proposed porch would meet the separation distance of 1m in accordance with Part M of the ADG and given the size and scale of the porch, and the spacing maintained between the porch and the neighbour to the east, the proposed porch would not result in any overbearing or overshadowing impacts to the neighbour to the east.

Fenestration would have outlook of the host dwellings front and rear amenities. Therefore, there would be no loss of privacy or overlooking of the neighbouring dwelling to the east.

Overall, 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 policies D DM1 and D DM4 and the ADG.

FLOOD RISK

The site is located within the Flood Zone 3, where the management of surface water drainage is a consideration in reducing flood risk in the locality. The Drainage Engineers have been consulted on this application; however, no response has been received.

The proposed single storey rear extension and front porch would replace existing hard-surfaced impermeable areas, resulting in a modest increase in footprint without increasing ground impermeability. The Flood Risk Assessment submitted in support of this application outlines that water drainage would be dealt with by soakaways.

Given that the application site is located within Flood Zone 3, a condition is attached to this consent that the floor levels within the single storey rear extension and front porch would be set no lower than existing levels, and flood proof measures would be incorporated into the construction to mitigate flood risk.

Furthermore, it is acknowledged that a single storey rear extension of a similar footprint could be constructed under permitted development. The development is therefore in accordance with policy Arun Local Plan policy W DM2.

AREA OF CHARACTER

The application site is located within the Pagham Beach Estate an Area of Character. Accordingly, any proposed development must be carefully assessed in terms of its potential impact on the established character and setting of the surrounding built environment, thereby avoiding harm, and providing a clear justification for the works in line with national policy. The proposal 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 whilst paragraph 216 of the NPPF (2024), states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

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 dwellings with small gaps between buildings, finished in colour-washed render as a traditional and characteristic material.

A Heritage Statement was submitted with this application outlining the host dwelling as a modern style two-bedroom detached bungalow built in the early 2000's and acknowledgement is given that the proposed design incorporates features and materials sympathetic to the original style and character of the area.

Therefore, the proposed development would not result in harm to the setting of the Area of Character and is in accordance with Arun Local Plan policy HER DM4 and the NPPF.

PARKING

Part I of the ADG requires dwellings of one to three bedrooms to provide two parking spaces. The proposed removal of the detached garage space would not result in the loss of a parking space as the garage is not of an adequate size to accommodate a vehicle as per the current standards. Therefore, there is no loss of parking and the proposal would not reduce existing off-street parking provision and consequently a condition to secure additional parking is not required in this case. The proposal would

comply with the parking requirements set out in the Arun Local Plan.

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 and Block Plan, Proposed Elevations (Sheet 2b of 4).
- Proposed Ground Floor Plan (Sheet 1 of 4).

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 The floor levels within the single storey rear extension and porch hereby permitted shall be set no lower than the existing floor levels within the dwelling.

Reason: In the interests of flood risk in accordance with Arun Local Plan policy W DM2.

- 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.