

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

REF NO: P/161/21/HH

LOCATION: 21 Pyrford Close
Pagham
PO21 3NL

PROPOSAL: Erection of single storey rear extension, front porch, detached garage to side, shed in rear, conversion of loft to habitable use and alterations to fenestration/openings following the demolition of existing rear conservatories.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a front porch and a detached garage. A rear extension is proposed following the removal of existing conservatories and a loft conversion with the additional/ alteration of fenestration. A outbuilding is proposed to the rear garden.

REPRESENTATIONS

Pagham Parish Council provided no objection although noted a when a visit was made there was no site notice.

2 letters of objection received from nearby occupiers

- Objection to the garden shed due to its size and scale.
- The height exceeds normal flat roofed sheds.
- Visible over the fence line.
- It will overshadow part of the garden and block light.
- Concerned about the use of the shed.
- Concerns about the rooflights which may overlook the garden and conservatory.
- Request a copy of the plans.

Comments noted and addressed in the conclusion. A site notice was posted to the front and rear of the site on 2/12/21. The plans are available to view online.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up are boundary.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design

DDM4 D DM4 Extensions&alter to exist builds(res and non-res)

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
SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Pagham does not have a Neighbourhood Plan although does have a Parish Design Statement with the property located within Nyetimber.

DESIGN AND VISUAL AMENITY

The proposal seeks various development to the property.

To the front a porch is proposed. This will have a pitched roof and an open canopy area. This does extend slightly beyond the established development line however due to its location, with neighbouring dwellings located at an angle being situated within a cul de sac, it is not considered to appear unduly dominant or significantly out of character, with similar pitched roof gable fronts visible in the street scene.

A detached garage is proposed to the northern side. This sits in line with the front of the dwelling retaining approximately 5.65m to the front boundary. It will have a pitched roof and appears appropriate in scale to the size of the dwelling. There are other garages in a similar position to that proposed and its inclusion will be in keeping with the area.

An outbuilding is proposed to the rear and will not be visible from the street scene. It retains sufficient amount of garden space.

There will be an extension to the rear of the dwelling which will add bulk to the dwelling. This will extend the ridge of the property although appears well integrated and remains in scale with the dwelling and does not appear an overdevelopment of the site. The loft space will be converted which will involve the installation of a number of rooflights which will have minor impact upon the front of the dwelling.

Part M of the Arun Design Guide states 'Extensions should not project forward beyond the predominant building line' which the proposal conflicts with. 'Ensures continuation of existing building design in terms of details and materials.' The porch does comply with this, with its pitched roof and materials in design with the area. 'Alterations to the roof profile should not detract from the character and appearance of the dwelling or wider area in any case'. The rooflights ensure the roof design remains in keeping with the surrounding development and does not introduce dormers into the street scene.

The alterations are in keeping with the surrounding area and will not result in adverse harm on the appearance of the property within the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The proposed porch due to its siting will not result in harm to neighbouring occupiers.

The garage to the northern side will have a length of 4.5m and a width of 2.65m with a pitched roof height of 3.1m with eaves to 2.3m. This will meet with the boundary which has fencing to a height of 1.7m. There is however a garage to the neighbouring side which will run alongside the proposed. As such the garage is unlikely to be visible from No.23 and will not give rise to adverse harm.

To the rear there are 2 conservatories. These will be replaced with an extension which will extend the ridge of the dwelling. This will have a depth of 5.3m. This retains 3.7m to the north and 4.4m to the south. The addition will extend beyond the rear building line to the north at No.23 though due to the siting of the dwellings, it will not give rise to adverse overbearing or overshadowing.

To enable the loft space to be converted for habitable accommodation there will be additional windows to the gable end to the front and rear of the dwelling and rooflights. The window to the front will overlook the street scene, whilst the window to the rear would provide views into neighbouring gardens.

The Arun Design Guide sets out guidance on garden depths and interface distances between houses:

- Back to Back: min. 21m between habitable rooms of properties or to existing buildings;
- Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.

There is approximately 12.5m retained from the window to the rear boundary however No.32 has a shallow rear garden with a conservatory which would likely be subject to direct overlooking. As such the window will be obscured which has been amended on the plan.

There are a number of rooflights proposed with 5 rooflights to the northern roof slope and 4 to the southern. Under PD rooflights to the side elevations would need to be obscured and fixed shut below 1.7m from the finished floor level. Due to their siting, beyond the building lines of neighbouring dwellings which features conservatories it is considered there would be unacceptable overlooking which would be direct into rear windows. As such the 3 rear rooflights to the northern side which serve bedrooms shall be conditioned to remain obscured glazed and with the sill below 1.7m they should also be fixed shut. To the southern side, the rear rooflight that serves a bedroom shall also be conditioned the same. The remainder of the windows are situated in a position as not to result in adverse overlooking or serve a bathroom and landing in which views would be reduced.

An outbuilding is proposed to the rear boundary. This is an odd shape although is designed to sit comfortably within the corner of the garden. It will have a flat roof with a height to 2.55m. This is only slightly higher than that which could be constructed under permitted development which allows for outbuildings up to 2.5m. As such it is not considered to result in adverse overbearing or overshadowing. There will be doors which open out on the garden of the host dwelling and will not provide overlooking.

The proposed development subject the glazing conditions would not result in adverse overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 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 Plan -21/37/01
 - Proposed Plans and Elevations - 21/37/02 D
 - Garage and Shed Details - 21/37/04

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 The 3 northern rooflights located from the rear of the dwelling serving bedrooms and the rear southern rooflight serving a bedroom shall be obscured glazed and fixed shut.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun District Local Plan.

- 4 The window at first floor level on the eastern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun District Local Plan.

- 5 **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.