

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

REF NO: P/168/21/HH

LOCATION: 5 West Front Road
Pagham
PO21 4SY

PROPOSAL: Erection of single storey rear extension, loft conversion to habitable use and installation of solar panels.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a rear extension and a loft conversion for habitable accommodation. Solar panels are proposed.

REPRESENTATIONS

Pagham Parish Council provided an objection.

- Members felt the site was already overdeveloped.
- It would take away from the already limited amenity space.
- It would leave no room for car parking which is not adequate on the road.
- Pagham Village statement, properties should be limited to single storey dwellings to preserve sea views.

No representation received from nearby occupiers.

Comments noted and addressed in the conclusion. The car parking arrangement will not alter. There is a garage to the front of the dwelling for vehicular parking which is retained.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Engineers Coastal Protection

- The proposal is in Flood Zone 2 and Flood Zone 3. As such, the applicant is required to provide a Site Specific Flood Risk Assessment in accordance with Paragraph 168 of the National Planning Policy Framework. The Flood Risk Assessment provided by the applicant is a home buyers survey and does not meet the requirements set out by the Environment Agency.

On the 6th October 2021, The Planning Policy Committee agreed a new interim framework for assessing planning applications at Pagham while the implications of Coastal Change Management Area (CCMA) are explored. When assessing the proposal against the interim framework I believe this application will fall into category 3. Category 3 is for all redevelopment (new structure). The description of works result in no raised level of risk now or in predictions covering the ensuing 5 years and AND no occupier density increase and the decision is that development is permitted but finished floor levels to be at least 300mm above predicted flood levels in all cases. Full comments on this can be found on the website.

POLICY CONTEXT

Built up area boundary
Area of character
Pagham Harbour Zone A

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
WDM2	W DM2 Flood Risk
HERDM4	HER DM4 Areas of Character
HERSP1	HER SP1 The Historic Environment
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 made Neighbourhood Plan although does have a Village Design Statement with the property located within The Beach Estate.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the dwelling and will not be visible from the street scene.

To the rear of the dwelling there is an existing single storey pitched addition which is set slightly below the ridge. This will be removed and replaced with an extension which extends from the ridge of the dwelling. The depth will remain as existing at 2.6m although will extend along the full rear which is slightly larger in width than the existing.

The development appears well integrated with the host dwelling and is in scale and subservient extending from the existing ridge height.

A first floor is proposed following conversion of the loft space. This will involve the addition of rooflights although this is unlikely to be visible from the street scene due to their siting on the roof slope. This does not increase the height of the dwelling and views of the sea from surrounding development will not be impacted. There are other examples of properties which feature a rear glazed elevation and first floors which are visible from the beach.

Materials will consist of white render which will ensure it is sympathetic in appearance to the main dwelling.

The Arun Design Guide states 'single-storey additions which are less visible from the street, tend to be less visually obtrusive than side or rear extensions and are therefore able to be expressed through a wider variety of forms. The scale, massing and positioning of extension should be visually subservient. Extensions which project up to 3.3 metres are generally acceptable.' The proposal complies with this and being 2.6m is acceptable.

Solar panels are also proposed although are likely to fall within permitted development.

With the development to the rear of the property, it will not give rise to adverse harm upon the appearance of the area in accordance with D DM1 and D DM4 of the Arun Local Plan and the Design Guide.

RESIDENTIAL AMENITY

The extension to the rear will have a depth of 2.6m. It will have a pitched roof with eaves to 2.65m and a maximum pitch of 5.3m. This extends from the ridge of the dwelling and matches the height with the roof sloping away from the boundaries and with a separation of 1.7m and 2.3m, the proposal will not result in adverse overbearing. The development will not intersect a 45 degree angle from neighbouring windows and will not result in overbearing.

The depth of the extension will not increase from that which already existing and as such the amenity space will not be reduced in depth, with the beach beyond.

The rear elevation will feature glazing although with the beach to the rear, it will not result in adverse overlooking.

The proposal seeks a habitable accommodation within the roof space which will involve the addition of 6 glazed windows which run along the ridge of the dwelling on both sides of the roof slope.

The sill is approximately 1.3m above the finished floor level and 3 of the windows will give rise to some minor overlooking being located above the bedroom and staircase. The windows are towards the middle of the dwelling and would allow for some views to the neighbouring sides. The property to the west is set lower in height than the host dwelling and as such the views achievable would be over the top of the dwelling and not into direct windows. To the east the property is slightly higher than the host dwelling although again views are not considered significant with the property at single storey level. The remaining 3 windows will be situated above a vaulted ceiling and would not give rise to views.

The proposed development is not deemed to result in adverse harm by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

AREA OF CHARACTER

The property falls within an Area of Character. The listing notes 'Pagham Beach Estate derives from the distinctive scale and height of the residential buildings (single storey, majority with no accommodation in the roofs)," mixed quality of design'.

Whilst the proposal does feature accommodation in the roof, with the use of rooflights, its conversion is not readily visible from the street scene and as such does not significantly alter the appearance of the dwelling, maintaining the scale and height of the existing building which is in keeping with the surrounding area in overall compliance with HER DM4 of the Plan.

FLOOD RISK

The site is located within Flood Zone 2 and 3. On the 6th October 2021, The Planning Policy Committee agreed a new interim framework for assessing planning applications at Pagham while the implications of Coastal Change Management Area (CCMA) are explored.

The development has been assessed against the interim framework and this application falls into category 3 which includes all redevelopment with no raised level of risk now or in predictions covering 5 years and with no occupier density increased.

Notwithstanding the above, a Coastal Change Management Area has not been declared for this part of the coastline but the issues above highlight Pagham as a dynamic area that leads to questions over the appropriateness of the development, at this time. Therefore, all development should be considered with this in mind. There can be no guarantee that homes situated next to the sea are 100% safe.

The Environment Agency were consulted although no response was received. Environment Agency Standing Advice for minor development in Zone 3 states that the floor levels should be either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level.

The proposal is for minor redevelopment with no increase of occupier density and following comments from the coastal engineer the development proposed is acceptable although a condition will be included which controls the floor level of the development.

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
- Site Location Plan - 17023.01 P1
 - Proposed Block Plan - 17023.15 P1
 - Proposed Site Plan - 17023.10 P1
 - Proposed Elevations - 17023.13 P1
 - Proposed Elevations - 17023.12 P1
 - Proposed Floor Plans - 17023.11 P1
 - Sectional View - 17023.21 P1

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 Finished floor levels shall be at least 300 millimetres (mm) above the predicted flood levels in all cases.

Reason: In line with the Planning Practice Guidance of the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and WDM2 of the Arun Local Plan to reduce the risk of flooding to the proposed development and future occupants.

- 4 **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.