

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

REF NO: P/17/20/HH

LOCATION: 90 Pagham Road
Pagham
PO21 4NN

PROPOSAL: Rear single and two storey extension, front porch extension, front first floor dormer extension and replacement roof to garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks various alterations to the property which consists of a dormer to the front elevation, a porch extension and replacement roof to the existing side garage. There will also be a part two storey and single storey extension to the rear elevation.
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RELEVANT SITE HISTORY

P/115/19/PDH	Notification under extended permitted development rights for a rear single storey extension measuring 6m from beyond the rear wall of the original dwelling house, with maximum height of 3.62m and eaves height of 2.35m	Prior Approv not req 04-02-20
P/62/16/HH	First floor front facing dormer extension	ApproveConditionally 05-08-16

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council
No objection
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[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

CONCLUSIONS

PRINICPLE

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

Pagham has an emerging Neighbourhood Plan however none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The proposal seeks extensive alterations to the property which will be highly visible from the street scene and alter the appearance of the dwelling.

The dwelling is currently a semi detached two storey dwelling with a cat slide roof. There will be a hip to gable extension to the northern elevation. A dormer will then be constructed to the front elevation which will run along the full roof slope. A porch will also be constructed.

The porch is considered to appear as a large addition to the front elevation, with a pitched roof to a height of around 3.2m and a width of 4.3m. It extends beyond the established development line. However, its depth is modest at around 1.65m and with 15m retained to the front boundary, it is not considered to result in a significant impact in which a refusal is justified.

The dormer will run along the full roof slope to the front elevation and with front facing dormers nearby it is not considered out of character. The dormer is proposed to have cladding with brickwork to the porch. Cladding is visible in the area and considered acceptable.

The dwelling appears to be constructed as a pair with No.88 however the surrounding properties are mixed in appearance and as such, the alterations are not considered to result in the dwelling appearing significantly out of character with the area.

The proposal will alter the appearance of the dwelling within the street scene, however with the area mixed in scale and design, it is not considered the works are such that a refusal is justified and as such it accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

To the rear of the property a two storey and single storey extension will be constructed. The two storey extension will be situated towards the centre of the property retaining around 1m to the south and 2m to

the north. The eaves will meet with the existing dwelling with a pitched roof meeting with the ridge of the host dwelling.

This will have a width 4.3m. The two storey will have a depth of 3m. This adds bulk to the rear of the dwelling although due to the siting this does not intersect a 45 degree line when draw from the centre of the nearest first floor window to the neighbouring property to the south. As such is not considered to result in adverse overbearing or overshadowing impact.

A single storey extension will also be constructed. This will have a depth of 6m. This will have a maximum height of 3.5m with eaves to 2.4m. This extends slightly beyond the property to the north however there are no windows to their side elevation which will be impacted as a result. To extension however extends way beyond the rear of the property to the south.

Whilst it extends beyond the rear, an extension could be constructed up to this depth under extended permitted development and with the development at single storey and with no representation received it is considered acceptable.

A window to the first floor rear will increase in depth however there will be no additional windows at this level and therefore not considered to result in adverse overlooking. To the front the dormer will create additional views however this will be of the street scene. There will be 3 rooflights to the single storey extension however due to their height above floor level are not deemed to give rise to overlooking. Doors to the ground floor extension are not considered to provide views additional to that which are already available.

The works to the rear, whilst add additional bulk, due to the separation distances is not considered to appear significantly overbearing or overshadowing or result in overlooking and as such accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

Given the site history 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/Block Plan
 - Proposed Elevations - B
 - Proposed First Floor Plan
 - Proposed Ground Floor - D

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.