

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

REF NO: P/18/19/HH

LOCATION: 42 The Causeway
Pagham
PO21 4PG

PROPOSAL: Removal of porch & erection of single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks planning permission for the removal of an existing porch and the erection of a single storey side extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council

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

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

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

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 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.

There appears to be no recent relevant history relating to this site.

The site is occupied by a semi-detached bungalow, set in a residential street consisting of numerous bungalows of similar design and style.

DESIGN AND VISUAL AMENITY

The application seeks planning permission for the construction of a single storey extension to the side of the existing dwelling. The proposed extension given its location will be visible within the street scene, however it will appear as well integrated with the host dwelling.

The proposed extension will measure approximately 9.8m in length, a maximum of 2.6m in width and be built to a proposed height of 4.6m. Given the modest size of the extension it will not have a detrimental impact on the character of the host dwelling or the street scene.

The proposed extension by virtue of its design and siting will not extend beyond the primary elevation of the existing dwelling house and as such the proposal will not appear incongruous or result in any unacceptable adverse impacts upon the established spatial pattern or character of the street scene. Especially when the existing boundary treatment of the properties existing brick wall is taken into consideration.

The proposed extension will be constructed from materials which will match the existing dwelling which further assist with the integration of the extension with the host dwelling.

The proposed side extension is considered to appear subservient to the host dwelling and would not result in an unacceptably adverse harm to the established character of the host dwelling or the wider locality and would accord with D DM1 and D DM4 of the Arun Local Plan and Policy 1 of the emerging Pagham Neighbourhood Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed side extension will be located approximately 3.5m from the Southern boundary, 6.5m to the properties detached garage and 13.5m from the furthest point of the Eastern boundary and 13m from the Western boundary. The proposed extension will feature 1No. window on the Western elevation, double doors on the Eastern elevation and 1No door and 2 No. windows on the Southern elevation. The window on the Western elevation is not considered to give rise to any additional overlooking given it is on the ground floor and overlooking a communal green area. The proposed door and 2No. windows proposed on the Southern elevation are a distance of 3.5m from the Southern boundary, given these additions will be overlooking a boundary brick wall that lies adjacent to The Causeway, it is not considered to give to any unacceptable overlooking.

Given the distance from the double doors and the Eastern boundary of the site is approximately 6.5m to the properties detached garage and 13.5m to the sites longest boundary and that the proposed doors overlook the rear garden at ground floor level, they will not give rise to any additional overlooking or loss of privacy to the neighbouring properties.

Given the design and style of the side extension 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.

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, Block Plan and Proposed floor plan Sheet 1 of 3, Existing floor plans and elevation and existing and proposed roof plan Sheet 3 of 3, Proposed elevations Sheet 2 of 3.

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.