

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

REF NO: P/18/21/HH

LOCATION: 1 Church Close
Pagham
PO21 4NT

PROPOSAL: Two storey side extension with front and rear single storey extensions

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

P/13/95/CLP	Application for a Certificate of lawfulness of proposed use for unrestricted residential occupation of the agricultural cottages.	PP Not Required 03-03-95
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REPRESENTATIONS

Pagham Parish Council:
No objection

One letter of objection due to concerns of overlooking and overshadowing. Additional concerns regarding the proposal not being in-keeping with the surrounding area.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area Boundary
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone A
Archaeological Notification Area

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)
HERDM1	HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

PDS	Pagham Parish Council's Village Design Statement by PaghamPC
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CONCLUSIONS**PRINCIPLE**

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

DESIGN AND VISUAL AMENITY

The proposal will be situated to the front, rear and side of the dwelling. The dwelling is situated on the corner of a small private close and therefore there it is prominent in the surrounding area with views of all works being available from the public realm.

There will be a porch to the principle elevation with a width of 6.297m. This will connect to the side extension which will have a width of 3.3m. It will have a depth of 1.5m however retains 6.569m to the front boundary.

The porch will have a flat roof at a height of host dwelling. This extends beyond that of the neighbouring property however it is well integrated and not considered to appear unduly dominant upon the front elevation of the property. Additionally, there is a gap between the edge of the porch and the boundary allowing the proposal to not dominate the front elevation or overbear the neighbouring property.

A two storey side extension will be constructed with a width of 3.3m. This is well integrated appearing sympathetic in appearance to the design of host dwelling meeting with the ridge height. The use of materials is acceptable. There is sufficient space retained to the side elevation of the dwelling in such that it does not appear as an overdevelopment on the site with the majority of the amenity space for the property to the side.

The rear extension will be 1.5m in depth and have a width of 10m to meet the side extension forming a full width extension to the rear of the property. This will have a flat roof, due to the neighbouring property having a large rear extension this is not considered to be harmful to the character of the area.

Due to the design and siting of the dwelling, it is not considered to adversely impact upon the appearance of the street scene and as such is deemed to accord with D DM1 and D DM4 of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

HERITAGE IMPACT ASSESSMENT

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard for the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. Paragraph 189 of the National Planning Policy Framework (NPPF) requires such information to be provided in order to assess the impact of the proposal upon these assets. In this instance, it is considered that the proposed development does not cause harm to the significance of the adjacent listed building which is given great weight. This is due to the design of the development, and use of materials allowing the extensions to appear well integrated with the host dwelling. As such, the proposal should be determined in accordance with the relevant sections of the Development Plan.

RESIDENTIAL AMENITY

The side extension is situated to the north elevation and runs along the full side with a width of 3.3m, meeting in line with the rear building line. This retains 5.5m to the southern boundary however there are no neighbouring properties to this side. 5m is retained to the rear boundary which increases as the garden extends to the north.

No.5 is located at angle to the rear of the host dwelling, although as a result of the siting of the properties and the separation between them, the addition is not considered to result in an adverse impact by way of overbearing or overshadowing.

There will be 2 additional windows and a pair of doors to the east elevation, due to the location at ground floor level with views over the garden, it is not considered to provide adverse overlooking. To the first floor there is 1 bay window overlooking the main amenity space to the north. There will also be the addition of roof lights to the roof on the western side facing the street scene, along with ground floor windows that will also overlook the street scene. The first floor bathroom window will also be controlled to prevent overlooking.

The potential for overlooking would come from the flat roofs of the extensions, as such it has been conditioned that there will be no use of the roofs as balconies.

The development is not considered to result to adverse impacts upon neighbouring amenity and as such is deemed to comply with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord with 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.

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 Dwg No. IBA/545/01
 - Existing Plans Dwg No. IBA/545/02
 - Proposed Plans Dwg No. IBA/545/03
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 roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining property in accordance with policy D DM1 of the Arun District Local Plan.
- 4 The first floor en-suite window on the east elevation of the building shall at all times/be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM4 of the Arun 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.