

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

REF NO: P/18/22/HH

LOCATION: 11 Viscount Drive
Pagham
PO21 4PE

PROPOSAL: Remodelling existing chalet bungalow to include single storey rear extension with balcony over and single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks a single storey rear extension with an extended balcony to the rear. A front extension is proposed and the alterations of external materials to cladding.

RELEVANT SITE HISTORY

P/4/08/	Extension to side of existing property.	ApproveConditionally 27-02-08
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REPRESENTATIONS

Pagham Parish Council provided 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
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
PDS	Pagham Parish Council's Village Design Statement by PaghamPC

CONCLUSIONS**PRINCIPLE**

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

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

DESIGN AND VISUAL AMENITY

The property is to a corner with an access road along the north eastern side, with the beach to the rear.

The dwelling is a detached chalet bungalow with dormers to the front and rear and a double garage to the front.

The development will be visible from the wider area however there is a brick wall surrounding the property which partially restricts views to ground floor level.

The front extension will form of a covered area which will run along the front of the dwelling extending to the west meeting with the garage. It will extend in line with the eaves to a height of 2.4m, with a depth of 1.2m. There will be an extension which will be to the side of the garage and join with the front elevation of the dwelling. This has a length of 2.75m and a width of 3.25m. The roof is pitched and it will be visible above the garage although is modest in height at 3.3m and due to its siting, retains 12m to the highway. The front extensions are in keeping with the scale of the property and are modest in size.

The external materials at the property will alter from brickwork and tile hanging to slate tiles and white horizontal weatherboarding with light grey render to the garage. Whilst cladding is not common in the area, there are some examples present in the vicinity and the materials are appropriate for its setting.

To the rear, the ground floor addition will be extended along the full rear elevation and as such the balcony above will also increase in width. This element is partially visible from the beach although appears subservient to the host dwelling with the extension modest in size.

The Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form'. For rear extensions 'In detached houses, by keeping both single- and two-storey extensions within a 45-degree line taken from the edge of the nearest ground and first floor windows of habitable rooms in the neighbouring property. Extensions which project up to 3.3 metres are generally acceptable.' The proposal complies with this guidance.

The development will not result in harm upon the character or appearance of the area in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

Due to the siting of the extensions to the front, they would not result in harm upon amenity with a minimum of 2.25m retained to the boundary to the nearest neighbour to the south west.

The extension to the rear will join with the existing rear elevation to the eastern side and have a depth of 2m. This will meet with the western side elevation.

The extension will not result in adverse overbearing/overshadowing being relatively minor in depth and does not intersect a 45 degree angle from the neighbouring property to the west. The extension is unlikely to be visible from the east with an access road to this side. It will have a flat roof to a height of 3m. There is an existing balcony which will be extended west, to encompass the proposed extension.

The neighbouring dwelling at No.11 has a conservatory which extends beyond the rear of the dwelling. The plans demonstrate screening to the side elevations of the balcony to a height of 1.7m. Whilst there would be some additional views over the garden of this neighbouring dwelling, with screening in place, it is sufficient to ensure views are not significant and views directly into the conservatory would not be achievable. There are no neighbours directly to the rear, with the beach located beyond.

2 existing rear dormer windows will be converted to doors to enable access to the balcony and an additional window will be installed to the front facing dormer which will provide views over the street scene.

The proposed development is modest in size and will not give rise to adverse overbearing, overshadowing or overlooking in accordance 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 and Block Plan - PL-01
 - Proposed Block Plan - PL-02
 - Proposed Elevations - PL-05 A
 - Proposed Ground Floor Plan - PL-03
 - Proposed First Floor and Roof Plan - PL-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 obscured glazed balcony screening shown on the approved plan PL05A to the north east and south west elevation to a height of 1.7m shall be installed prior to the first use of the balcony and be retained thereafter in perpetuity.

Reasons: In the interests of the amenity of the neighbouring dwelling in accordance with policies D DM1 of the Arun Local Plan.

- 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.