

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

REF NO: P/19/19/HH

LOCATION: 193 Pagham Road
Pagham
PO21 3JX

PROPOSAL: Porch extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks planning permission for a porch extension.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council

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

2No. objections have been received from the adjoining neighbour of the site.

- position of the front door is a definite overview to our house, window, front door, driveway.

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

SUPPLEMENTARY POLICY 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 and 3 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.

Policy 1 of the emerging Pagham Neighbourhood Plan sets out that the Neighbourhood Plan directs development proposals within the Built Up Area boundary provided they accord with other provisions of the Neighbourhood Plan and development plan. Development proposals outside of the Built Up Area Boundary will be required to conform to development plan policy in respect of the control of development in the countryside.

Policy 3 of the emerging Pagham Neighbourhood Plan sets out The Neighbourhood Plan requires the scale, density, massing, height, landscape, design, layout and materials of all development proposals, including alterations to existing buildings, to reflect and enhance the architectural and historic character and scale of the surrounding buildings and landscape, as defined in the adopted Pagham Village Design Statement (VDS).

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

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

DESIGN AND VISUAL AMENITY

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

The proposed porch extension will measure approximately 2m in length, 2m in width and be built to a height of 3.3m. Given the modest scale of the proposed porch extension it will not have a detrimental impact on the character of the host dwelling or the street scene. The neighbouring properties to the North of the site have similar porch extensions in terms of design and style and therefore as such the proposed

development will not appear out of character with the locality.

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 extension is considered to appear subservient to the host dwelling and would not result in an unacceptably adverse impact on the spatial pattern or character of the area and would therefore accord with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed porch extension will be located approximately 5.5m from the Eastern boundary, 5.3m from the Northern boundary and 3.7 m from the Southern boundary. The proposed porch extension will feature 1No. window on the Eastern elevation and 1No. door on the Southern elevation. The window on the Eastern elevation is not considered to give rise to any additional overlooking given it is on the ground floor level and overlooking the road which is separated by the dwellings front garden. No windows have been incorporated on the Northern elevation to further mitigate any potential impact upon neighbouring properties.

The proposed distance between the door on the Southern elevation and the shared boundary line is approximately 3.7 m. Given the proposed distance from the proposed door and the boundary line it is considered the proposal will not give rise to any adversely harmful overlooking or loss of privacy to the neighbouring property (191 Pagham Road).

The proposed porch extension is considered to be a modest addition to the host dwelling and falls just outside of the Permitted Development rights for householders. The applicant would be able to erect a porch under permitted development rights and therefore not requiring the permission from the Local Authority if, the ground area (measured externally) of the structure was less than 3 square metres, if the structure was below 3m in height and if the structure was more than 2 metres away from the any boundary of the curtilage of the dwellinghouse with a highway.

Given the design and location of the proposed porch 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 Substitute Plan 18.03.2019 - Proposed Location plan, Block plan, Proposed floor plans and elevations Sheet 1a of 2.

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.