

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

REF NO: P/19/26/HH

LOCATION: 15 West Front Road
Pagham
PO21 4SY

PROPOSAL: Erection of single storey non-habitable outbuilding and installation of new fence and gate. Erection of extension and alterations to fenestration of existing dwelling. Provision of ramps and steps.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

P/84/25/HH	Erection of single storey non-habitable outbuilding and installation of new boundary fence. Alterations to existing dwelling fenestration and front patio with steps.	Refused 31-10-25
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REPRESENTATIONS

Pagham Parish Council - Objection on the grounds of overdevelopment, parking and impact on the street scene.

No representations received from nearby occupiers.

Pagham Parish Council's concerns in respect of overdevelopment, parking and impact on the street scene have been addressed in the conclusions section below.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Coastal Protection Engineers - No response received.

POLICY CONTEXT

Pagham Beach Estate Area of Character.
Pagham Interim Development Framework.
Flood Risk Zones 2 and 3.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERDM4	HER DM4 Areas of Character
WDM2	W DM2 Flood Risk
WDM4	W DM4 Coastal Protection

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a detached bungalow with an existing side and front wraparound extension, with a flat roof. There are existing outbuildings including a summer house and garage on the site which would be demolished as part of the current proposals. The proposal is for a rear extension, outbuilding to the front of the property, which would accommodate a sun room, games room, hobby room, garden store and small WC.

The proposed rear extension would wrap around the side and rear elevations of the host dwelling, with a maximum depth of 4.1m and maximum width of 4.1m, extending 2.4m beyond the western flank elevation and 2.3m beyond the rear elevation. The extension would be a subservient addition the host dwelling; the flat roof form and positioning at the rear of the property ensures the extension would integrate well, resulting in no harm to design or visual amenity. The depth of the proposed kitchen extension would be in accordance with the 3.3m guidance depth outlined within the Arun Design Guide (ADG), however the extension would not be strictly in accordance with advised distances to side boundaries. In this instance, given that the extension would replace an existing summerhouse, the conflict with the ADG would not result in harm to visual amenity.

The outbuilding to the front of the application site would measure approximately 7.3m wide and 11m in depth. Following a previous refusal (application reference P/84/25/HH), the outbuilding has been amended to incorporate a flat roof, at a height of 3.3m. The outbuilding would, however, remain substantial in footprint and it would not be subservient to the host dwelling. However, given the reduction in height and alterations to the design of the proposed outbuilding when compared to the previous refusal, and that large outbuildings with flat roofs are commonplace along West Front Road, the proposed outbuilding would not result in unacceptable harm to the visual amenity of the street scene or the character of the area, in accordance with Arun Local Plan (ALP) policy D DM1.

The outbuilding would be set in from the front and eastern site boundaries by approximately 0.5m, with hedging planted along these boundaries. This type of soft landscaping is common on West Front Road and, combined with fact the outbuilding would be set in from the front and side boundaries, would mitigate against any sense of dominance or enclosure. The application also proposes both a 5-bar static and 5-bar sliding gate, set back from the front of the property by 5m, helping to maintain the open

character established along West Front Road. Given the design, height and siting of the gate, the gate would not result in harm to visual amenity.

The alterations to the main dwellinghouse include the replacement of the steps to the front of the dwelling with a ramp and alterations to fenestration. The existing sliding doors to the front would be replaced by a window. Overall the alterations to the main building would have a minimal impact on the appearance of the dwelling, and would not harm the character or visual amenity of the property in accordance with ALP policies D DM1 and D DM4.

Following revisions from the previous refusal, the proposed outbuilding would have the appearance of an ancillary building, while not entirely subservient to the host dwelling. On balance, due to its lesser height, flat roof and established built form of the locality, the outbuilding would not be an overly prominent feature on the street scene and would not result in undue harm to the character and visual amenity of the area, in accordance with Arun Local Plan policy D DM1. The proposed extension to the rear of the dwelling and minor alterations to the elevations of the dwelling, would not result in harm to visual amenity and as such, the proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The outbuilding would be positioned to the front of the property, constructed close to the front and north east side boundaries. The property to the north east has an existing outbuilding close to the shared boundary with the application site, and as such, the outbuilding would not result in overbearing or overshadowing impacts to this neighbour. The outbuilding would be set in from the south western side boundary by approximately 4.5m. As such, the outbuilding would not result in overbearing or overshadowing impacts to the neighbour to the south west.

The outbuilding would have fenestration on the rear (southern) and south western flank elevations, which face towards the main property and into the application site frontage. The windows would be at ground floor level, and would not result in overlooking impacts.

The alterations to the front of the dwelling result changes to the height and location of the platform to the front of the dwelling. The flat section of the platform on the south west side of the front elevation would be 0.5m. On the north east side of the front elevation, a platform would be installed at the top of the ramp at a height of 0.8m. Although some views of the front garden of the neighbouring property would be possible when standing on this section of the platform, given that there is already a platform of this height at the front of the dwelling, and the platform would be used to facilitate access to the dwelling, rather than as a seating area or an area where occupiers are likely to spend any substantial amount of time, these impacts would not be unduly harmful.

The rear extension would be 0.5m higher than the existing summer house. The proposed extension would extend approximately in line with the existing rear elevation of the neighbour to the south west, and given that the extension would be single storey and would partly replace an existing structure, the extension would not result in unacceptable overbearing or overshadowing impacts to this neighbour. Given the spacing maintained between the proposed extension and the neighbour to the north east, the proposed extension would not result in any overbearing or overshadowing impacts to this neighbour.

The rear extension would include a window on the rear elevation, offering views of the rear garden and coastline, resulting in no harm to neighbouring amenity by way of overlooking in accordance with Arun Local Plan policies D DM1 and D DM4.

The proposals would not result in unacceptable impacts on neighbouring residential amenity, in accordance with ALP policies D DM1 and D DM4.

AREA OF CHARACTER

The property falls within the Pagham Beach Estate Area of Character, which is defined as a non-designated heritage asset. All works in this area should aim to preserve and enhance the special character and significance of the non-designated heritage asset. ALP policy HER DM4 sets out the criteria which proposals within Areas of Character must meet to be acceptable and requires new development to preserve and enhance the special character of these areas. The estate has a distinctive character, which strongly reflects the historic background of the estate, where the original development was comprised of holiday chalets and railway carriages. A high proportion of the carriages are still visible, many have been encased by later structures but still retain evidence of original features, such as windows. Today, the area displays a mix of newer, permanent residential properties and the original holiday chalets and railway carriages. The character of the area is derived from the height and scale of the buildings, which are generally single storey and the varied and informal appearance of the street scene in terms of the design and materials present on properties.

West Front Road has a strong informal character; the area is characterised by regular plot sizes, with one single storey dwelling per plot, which is normally set at the rear of the plot close to the sea front, with ancillary buildings to the front. The Pagham Design Statement advises that on the Pagham Beach Estate, there should be one bungalow per plot. Following amendments from the previous refusal, the proposed outbuilding would have the appearance of an ancillary building. The introduction of the flat roof would help the outbuilding integrate, considering that roof pitches in the locality rarely exceed 30 degrees. Amendments to the height of the outbuilding and the design of the sliding gates will contribute to the sense of openness, a key concept in the Area of Character appraisal and Pagham Design statement.

The proposals would not result in harm to the special character of the area, preserving the significance of the area as a non-designated heritage asset in accordance with Arun Local Plan policy HER DM4, the Pagham Village Design Statement and NPPF paragraph 216.

FLOODING

The proposal is in Flood Zone 2 and 3, is prone to groundwater flooding, and is at risk of flooding from rivers and sea. The proposal has been supported by a Flood Risk Assessment, which states that the outbuilding is classed as a less vulnerable use. The application complies with EA guidelines for householder development, in that the finished floor levels will be set no lower than the existing. A condition is attached to this planning permission to require the rear extension floor levels to be finished no lower than the existing. The proposal is in accordance with ALP policy W DM2.

COASTAL PROTECTION

The site lies within the Pagham Beach Estate where the Pagham Interim Development Framework applies. The proposed non-habitable annexe would fall within category 5 of the Framework (Reconstruction) and is permitted. A condition would be attached to any approval of a non-habitable annexe in the area, to ensure that it remains non-habitable. Developments which increase occupation will not be supported within the Pagham Beach Estate, as the area is vulnerable to increased risk of erosion and flooding due to the dynamic local coastal processes.

PARKING

Although the outbuilding would occupy a significant proportion of the area to the front of the property, sufficient space for parking two cars on the site would remain; one space in front of the gates, one behind. The number of parking spaces complies with the Arun Parking Standards and the proposal is therefore acceptable in this regard.

SUMMARY

The proposal is broadly in accordance with relevant Arun Local Plan policies and 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

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 Plan
- Proposed Plan and Elevations PP201
- Proposed Outbuilding Plans and Elevations 200/2
- Site Plans SL200 2
- Design and Access Statement
- Flood Risk Assessment

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1, D DM4 and HER DM4.

- 3 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 15 West Front Road as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 The finished floor level of the rear extension hereby approved shall be no lower than the existing dwelling.

Reason: In the interests of flood risk, in accordance with Arun Local Plan policy W DM2 to reduce the risk of flooding to the proposed development and future occupants.

- 5 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 6 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the NPPF.