

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

REF NO: P/1/25/HH

LOCATION: 110 Harbour View Road  
Paghham  
PO21 4RJ

PROPOSAL: Rear single storey extension.

<b>SITE AND SURROUNDINGS</b>
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DESCRIPTION OF APPLICATION As above.

<b>RELEVANT SITE HISTORY</b>
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P/115/22/HH	Loft conversion to form new first floor with side projecting dormers.	ApproveConditionally 13-09-22
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<b>REPRESENTATIONS</b>
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Paghham Parish Council - Objection. Members felt the proposed development would lead to overdevelopment of the site and was unneighbourly. There were also concerns around the area of undeveloped garden available to provide a soakaway to deal with surface water.

One response of no objection was received from a nearby occupier, stating that the proposals were in keeping with the house and street and would not have any negative impacts.

**CONSULTATION RESPONSES RECEIVED:**

None.

<b>POLICY CONTEXT</b>
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Prone to groundwater flooding.  
2km buffer for SSSI.

**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)

**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
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**SUPPLEMENTARY POLICY GUIDANCE:****CONCLUSIONS****DESIGN AND VISUAL AMENITY**

The site is a detached chalet bungalow with two side dormers. The proposed extension is to the rear of the property, and would not be prominent when viewed from the public realm. The extension would extend 3.6m from the rear elevation, adjoining the existing attached garage and it would extend across part of the existing covered area to the north west side of the dwelling. The extension would have a crown roof with a maximum height of 3.2m. Although the extension is not necessarily integrated, the extension would remain subservient to the main dwelling and it would be acceptable in terms of scale and massing in accordance with policy D DM4 of the Arun Local Plan. The proposed materials are render to match the existing dwelling and interlocking concrete roof tiles on the pitched sections of the roof. The proposed materials would match the existing materials of the host dwelling.

The proposed development would not adversely impact the visual amenity or character of the area and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan, Pagham Design Statement, and the Arun Design Guide.

**NEIGHBOURING RESIDENTIAL AMENITY**

The site has neighbours to the north and south. To the south, the proposed rear extension would adjoin the existing attached garage, and it would not extend beyond the existing rear elevation of this element. Therefore, the proposed extension would not appear overbearing or result in loss of light to the neighbour to the south. To the north, the extension will extend beyond rear elevation of the neighbouring dwelling. However, the depth of the proposed extension is modest and given the existing site circumstances, boundary treatment and eaves height of the extension, the proposed extension would not negatively impact residential amenity by way of overbearing or overshadowing.

The extension does not have any fenestration on side elevations, and features large French doors on the rear elevation. The fenestration would be located at ground floor level and would not result in harmful overlooking.

The proposed development would not result harmful overbearing, overlooking, or overshadowing impacts and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan, the Pagham Village Design Statement and the Arun Design Guide.

**DRAINAGE**

It is noted that the Parish Council have raised concerns in relation to drainage. However, the proposed extension would extend over an existing patio area, thus would not substantially change the on site situation with regards to drainage. The proposed development is acceptable in this regard.

**SUMMARY**

The proposed development is in accordance with the relevant development 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

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:

- Site Plans
- Proposed Ground Floor Plan
- Proposed Elevations
- Biodiversity Enhancement Statement

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

- 3 The materials and finishes of the external walls and pitched sections of the roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

- 4 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).

- 5 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 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.