

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

REF NO: P/20/22/HH

LOCATION: 1 The Nyetimbers
Pahgam
PO21 3LD

PROPOSAL: Single storey side and rear extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct single storey side and rear extensions.

RELEVANT SITE HISTORY

P/80/17/HH	Single storey side & rear extension	ApproveConditionally 21-09-17
P/47/03/	Garage conversion with new pitched tiled roof and velux windows.	ApproveConditionally 23-05-03

REPRESENTATIONS

Pagham Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

CONCLUSIONS**BACKGROUND**

This application is a re-submission of P/80/17/HH.

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Part M and criteria outlined in the Arun Design Guide is also considered.

Pagham does not currently have a 'made' Neighbourhood Plan but does instead have a Village Design Statement. The proposal is in Area 7 (Nyetimber).

DESIGN AND VISUAL AMENITY

The proposal is situated to the side of the property, of which is a two storey detached dwelling, and will be visible from the street scene.

The extensions are single storey, and run along the side of the property, extending south from the rear elevation, measuring approximately 3m deep and 13.9m wide. It will have a pitched roof, following a similar design style and pitch to the host, and as such will not appear unduly out of place. It is a modest development, extending more than the length of the property, but being single storey and set down from the host, is not unacceptably obtrusive on the visual appearance of the property, and is keeping with the in character. It is also noted that the side extension, being less than half the width of the dwelling, would be considered acceptable under permitted development rights, and as such would not need planning permission to be constructed.

The property itself is situated in an area comprised of mainly two storey, detached and semi-detached properties, of similar style and design. Being to the side, the proposal will be clearly visible from the street scene. It will therefore have some impact on the composition and character of the area, but this is minimal and acceptable, considering it does not protrude from the principal elevation. In addition to this, there a few neighbouring properties within the street which have similar side extensions to the proposed, and as a result, the extension will not appear considerably out of place within the locality. As such, it is acceptable, and is in keeping with the general character of the area.

The proposal appears subservient to the design of the host and is well integrated. It will use materials matching that of the existing where possible, with felt used for the roof being the only exception. This is acceptable and ensures there is minimal intrusion on visual amenity. Pagham Village Design Statement states that for properties in Nyetimber proposals should be small in scale, height and have a design sympathetic to its setting. The proposed is a modest size and has minimal harm on visual amenity. It is in accord with this statement.

Part M of the Arun Design Guide states that side extensions should take care to not disrupt the existing composition of the street in terms of rhythm or building line, respond to existing building design in terms of roof pitch and use complementary and integrated materials and elevational design. As for rear extensions, schemes should exploit opportunities for innovative and contemporary design where appropriate. The extension does not protrude past the principal elevation of the property, and maintains the established building lines, having no significant intrusion on the composition of the property, or the street. It has a pitched roof, similar in design to that of the existing, and is in keeping with the character of the property, and the locality. It is in accord with Part M.

The development is not considered to have an adverse impact on visual amenity, or to the character of the area, and is in accord with D DM1 and D DM4 of the Arun Local Plan, Pagham Village Design Statement, and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The extension will be single storey, with a pitched roof at a height of approximately 3.8m, and 2.65m at the eaves. This roof will include three UPVC rooflights, which will be flush, and will have no harm on residential amenity. The proposed retains 6m from the south (rear) boundary, and 0.8m from the east. It conflicts the 45 degree line from the neighbouring window of No.2 to the east but given its modest height and sufficient distance stepped back from the boundary, will not unduly overbear, or overshadow this property, and is acceptable. It is in accord with D DM4 and will have no adverse harm on neighbouring amenity.

In addition to the rooflights, the extension features a window to the north and south elevation, and French doors to the west. These features do not directly overlook any neighbouring properties, instead facing the street and the garden, and as such will have minimal harm on residential privacy and amenity.

Part M of the Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal will not unacceptably overlook, overbear, or overshadow neighbouring properties, and exhibits no features that pose adverse harm to residential amenity. It is in accord with Part M.

The development will result in no adverse harm to residential amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the 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.

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 Plans, Proposed Floor Plan Sheet 1
 - Proposed Elevations Sheet 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.