

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

REF NO: P/21/18/HH

LOCATION: 2 The Glade
Pagham
PO21 4SD

PROPOSAL: Retention of single storey side & rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above The proposed development comprises a side and rear extension that forms a wrap around extension. The extension has been erected and the application is therefore retrospective. The proposed rear part measures approximately 2.7m deep, 5.2m wide (extending 1.1m beyond the side elevation of the main house), and 2.7m high with a flat roof. The side extension would be 1.1m wide, 16.3m long (with an additional 2.7m as part of the rear extension) and 2.7m high with a flat roof. Materials are render walls to match and flat felt roof.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the property is open plan. To the rear there is a timber fence approximately 1.8m high.
SITE CHARACTERISTICS	The application site comprises a detached house set on a modest sized plot within a cul de sac location. The property has an asymmetrical roof appearing as single storey with a dormer window at the front and full two storey at the rear. The original property is constructed of light brown brick and brown roof tile and tile hanging.
CHARACTER OF LOCALITY	Residential comprising similar style properties within a cul de sac location.

RELEVANT SITE HISTORY

There is no relevant planning history

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Pagham Parish Council no response to date.

No response to public consultation

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Built up area

DEVELOPMENT PLAN POLICES[Arun District Local Plan \(2003\):](#)

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
DEV19	Extensions to existing residential buildings

[Publication Version of the Local Plan \(October 2014\):](#)

D DM1	Aspects of Form and Design Quality
D DM4	Extensions & Alterations to Existing Buildings
D SP1	Design
SD SP2	Built -Up Area Boundary

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
-----	--

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017. A consultation into the proposed modifications ended in February 2018.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Policy 1 and 3 of the emerging PNDP are of relevance. The proposal complies with these policies.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application site is situated within the built up area and within established residential area where the principle of development is acceptable subject to compliance with relevant development plan policy.

The proposed extension is already built and comprised a rear extension off an existing rear extension and wrapping around the side of the property. The proposed extension would be approximately 0.25m from the side boundary with No.1 to the north east and 11m from the rear boundary. The resultant extension would extend across the whole of the rear elevation of the main house, extending a further 1.5m beyond each side elevation of the main house. When viewed from the front the side extension appears subservient, to the rear the extension is more dominant due to its width but on balance this is not considered sufficiently harmful to merit refusal on this ground.

Materials are colour wash render which differs from the brick of the house but again is not considered sufficient to merit refusal on this ground.

It is, therefore, considered that on balance the proposed extensions are not harmful to the character and appearance of the host property or the character of the wider area.

Given the position of the newly built extension it is not considered that there would be any adverse impact upon the occupiers of the neighbouring property to the west No.3. With regard to No. 1 to the east the proposed extension is single storey and has no windows in the side elevation as such there will be no loss of privacy to the occupiers of No.1. The proposed extension is relatively low being approximately 1m higher than the boundary fence, No.1 also has a structure to the side elevation facing the application site. The proposed extension appears to impinge a 45 degree line from the nearest window of the neighbouring property. However, given the height of the proposed extension and depth of the proposed extension it is not considered that this technical breach would be sufficiently harmful to be unduly dominant upon the occupiers of No.1 and therefore merit refusal.

Therefore, the proposed extension is not considered, on balance, to be harmful to the residential amenity of the adjoining occupiers.

There are no parking implications arising from the proposed development.

In summary, the proposed development is not considered to be visually obtrusive or prominent and would not have an adverse impact on the character and appearance of the host property and the amenity of adjoining occupiers at No.1 and No.3. The proposed development would therefore comply with planning policies in the Arun Local Plan 2003 and the Pagham Village Design Statement.

Therefore, the application is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

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 approved shall be carried out in accordance with the following approved plans sheet 1 of 2 location plan, block plan, proposed floor plans and elevations & sheet 2 of 2 existing floor plans and elevations and existing and proposed roof plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 2 **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.