

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

REF NO: P/21/21/HH

LOCATION: 6 The Green
Pagham
PO21 4RZ

PROPOSAL: Loft conversion to form new first floor with front and rear dormer projection

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

Pagham Parish Council:

Objection due to conflicting with D DM1 and Pagham Design Guide

Two letters of objection:

- Changing the character of the area
- Overlooking to the front and rear of the neighbouring properties.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

2km Buffer for Site of Special Scientific Interest

Pagham Harbour Zone B

Within the Built Up Area Boundary

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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

PDS	Pagham Parish Council's Village Design Statement by PaghamPC
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CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan. The Pagham Village Design Statement places the application in the Kings Beach Estate as such development criteria specify new or replacement buildings or extensions should not vary significantly in height or bulk from those nearby. Additionally, Section M of the Arun Design Guide discusses residential extensions.

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 extensions 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 the locality.

Section M of the Arun Design Guide relates to residential extensions, setting out criteria to which the proposed extensions should meet. These predominantly seek to ensure that the proposal appropriately relates to the host dwelling and the area.

DESIGN AND VISUAL AMENITY

The proposal consists of the conversion of the roofspace to habitable accommodation with the construction of front and rear dormers. As a result of the siting, the works are highly visible from the street scene as there will be works to the front and rear.

Due to the location of the dormers, which extends beyond the roof line of the dwelling to the front of the site, it is not a subservient addition however is integrated with the dwelling and is proportionate in scale to that of the size of the dwelling.

The Arun Design Guide explains in section M that alterations to a dwelling should compliment the character and appearance of the building and wider landscape. With no other dwellings in the locality having dormers to the front the scheme is out of character with the area and obtrusive in form. As well as design guide specifies to the front of properties proposals should avoid large, flat topped alterations which this proposal does not have. Page 119 of the Arun Design Guide states:- "Alterations to the roof profile should not detract from the character and appearance of the dwelling or wider area in any case. This can be achieved through smaller scale dormer windows with pitched roofs which, when used in combination, tend to be more successful than single, large flat-roofed box-shaped dormers." The box dormer at the front fails to comply with this approach.

A dormer to the rear could, depending on size and other details be constructed as permitted development.

Due to siting of the proposal to the front of the property with it is highly visible from the street scene, it is considered to be detrimental to the appearance of the locality, and as such conflicts with D DM1 and D DM4 (a) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The rear dormer has a flat roof. The flat dormer has a depth of 3.8m, with a height of 2.75m. To the front the proposed dormer measures 3.3m in depth with a height of 2.4m. Both dormers have a width of 5.9m.

The dormer to the rear has a proposed Juliette balcony this will be on the southern side of the proposal

and a further window on the rear elevation at the first floor. Whilst the neighbouring properties have extensions to the rear the proposal is at the first floor, as such it is considered to overlook the neighbouring property. The views into neighbouring properties could, in part, be restricted through the reasonable use of a condition to obscure glaze the window. The views from the dormer to the front would provide views over the street scene which are considered acceptable.

The development conflicts with D DM1 (3) and D DM4 (c) of the Arun Local Plan. However given the potential fallback position regarding a dormer to the rear this will not form part of the reason for refusal.

SUMMARY

The development conflicts with relevant development plan policies and is recommended for refusal.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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

REFUSE

- 1 The dormer to the front by reason of its size, design and position is considered to be out of character with the area, by virtue of location and scale conflicting with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.
- 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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly

setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.