

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

REF NO: P/21/22/HH

LOCATION: 123 West Front Road
Pagham
PO21 4TB

PROPOSAL: Construction of new single storey outbuilding to house art and craft studio.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct an outbuilding to the front of the property.

REPRESENTATIONS

Pagham Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 of the Arun Local Plan and the Arun Design Guide.

Pagham does not have a Neighbourhood Plan although does have a Parish Design Statement with the property located within the Beach Estate.

DESIGN AND VISUAL AMENITY

The proposal is to the front of the property and will be highly visible. The property is to the end of West Front Road and passing traffic is minimal.

The proposal is for a detached outbuilding to the front north east corner adjacent to side boundary. The proposal will have a length of approximately 6m and a width of 4m. The roof will have a minor slope with a height of 2.5m increasing to 2.85m. The structure retains around 12.15m to the front boundary.

There is a detached garage on site and other structures forward of the principal elevation are present within the street scene and it will not appear out of character with the area. External materials will consist of light grey cladding which is deemed acceptable for its location.

The Arun Design Guide states new development should respond to and complement the existing character and appearance. The development is not too large in size or scale when compared to the host dwelling and is comparable in size to other outbuildings in the area and is acceptable.

The outbuilding is proposed for use as a studio/workshop. There is sufficient space retained to the front to enable the parking of around 3 cars.

Due to siting at front it will be highly visible from street scene however with the outbuilding single storey and with other structures present in similar locations, the scheme complies with policy D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the positioning of the outbuilding, some distance forward of the neighbouring properties, the development will not result in adverse overbearing or overshadowing.

The proposal is likely to be visible from the front facing windows of No.121, when looking at an angle however being situated around 8.85m to the front of the building, views are not considered significant.

There will be doors to the south western elevation which will look towards the front garden of the dwelling and towards the existing garage.

The proposal as a result of the design and siting, will not result in adverse harm upon amenity in accordance with D DM1 of the Arun Local Plan.

FLOOD RISK

Part of the site falls within Flood Zone 2 and 3 however the development is outside of these areas. On the 6th October 2021, The Planning Policy Committee agreed a new interim framework for assessing planning applications at Pagham while the implications of Coastal Change Management Area (CCMA) are explored.

The development has been assessed against the interim framework and this application falls into category 5 which includes non habitable development.

Notwithstanding the above, a Coastal Change Management Area has not been declared for this part of the coastline but the issues above highlight Pagham as a dynamic area that leads to questions over the appropriateness of the development, at this time. All development should be considered with this in mind.

There can be no guarantee that homes situated next to the sea are 100% safe.

The proposal is for minor redevelopment with no increase of occupier density and following comments from the coastal engineer the development proposed is acceptable.

SUMMARY

The development is deemed to comply with relevant development 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

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 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

- Garden Room Plan - PL/01/222

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.