

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

REF NO: P/21/26/HH

LOCATION: 4 The Glade  
Pagham  
PO21 4SD

PROPOSAL: Proposed two storey rear extension, ground floor side extension, new front and rear dormers and front porch.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**REPRESENTATIONS**

Pagham Parish Council - No objection.

No representations were received from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

Built-Up Area Boundary.

Within an area with potentially high groundwater levels.

**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:**

|       |                                               |
|-------|-----------------------------------------------|
| SPD13 | Arun District Design Guide (SPD) January 2021 |
|-------|-----------------------------------------------|

**CONCLUSIONS**

**DESIGN AND VISUAL AMENITY**

The application site comprises a detached chalet bungalow located at 4 The Glade, Pagham.

The proposal includes a front porch, a side extension to the south, a two storey rear extension to the

west, and the installation of front and rear dormer windows.

The proposed front (east) extension would measure approximately 3.4m in width and 1.8m in depth, partially replacing the existing entrance. The proposed porch would incorporate a flat roof with a maximum height of approximately 2.7m and would be finished in timber cladding. The design includes a large three-pane window to the front elevation, with a new entrance door and an additional window within the northern flank elevation.

The depth of the proposed porch would exceed the Arun Design Guide (ADG) recommended maximum of 1.5m for front extensions. However, the proposed porch would partially replace the existing entrance projection, which extends to a depth of approximately 0.9m. Front porches are a common feature within the street scene, and the proposal would not project beyond the established building line of neighbouring properties. Although timber cladding represents a new material on this elevation, there is some variation within the street scene in terms of external materials, including white and grey cladding, render and timber boundary treatments. As the material would be consistent with the remaining elements of the proposal, the porch would not result in demonstrable harm to visual amenity and would be acceptable.

The side (south) extension would measure approximately 5m in depth and 3.8m in width, adjoining the proposed rear extension. It would feature a pitched roof reflective of the original dwelling, set down from the main ridge by approximately 1.5m and set back 9.5m from the principal elevation, in accordance with the ADG. The eastern roof section would extend forward to form an overhang, providing shading to an external patio area.

The southern elevation would incorporate a contemporary glazed design, including full height windows following the roofline to form a triangular glazed feature. Additional fenestration would include a three-pane window to the front and large sliding doors to the rear (west). The overall design would be sympathetic to the host dwelling and it would not detract from its character. As such, the proposed side extension would not result in harm to visual amenity.

The two storey rear (west) extension would have a depth of approximately 4.7m and would adjoin the proposed side extension, resulting in an overall width of approximately 10m to the rear. The first floor element would extend the existing roofline rearwards to create habitable accommodation within the loft space, providing space for the proposed rear dormers. The original roof form would be maintained, albeit replacing the true first floor accommodation to the rear. Materials would comprise facing brickwork and plain tiles to match the existing dwelling, ensuring visual continuity. Fenestration would include two sets of large sliding doors at ground floor and two dormer windows at first floor.

The rear extension would not be visible from the public realm. Although the extension would increase the bulk and would not be strictly subservient to the host dwelling, the design approach, which includes the continuation of the pitched roofline reflecting the character of the original dwelling, would reduce any potential visual impacts. The local area features similarly scaled extensions and on balance, the proposal would not harm the character of the dwelling or wider area.

Two dormer windows are proposed within the front (east) roof slope. The smaller dormer would measure approximately 2.7m in width and 4.1m in depth, and the larger dormer approximately 3.2m in width and 4.1m in depth. Both dormers would feature flat roofs with a maximum height of around 2.3m and would be finished in timber cladding, containing two-pane and three-pane windows respectively.

Due to their scale, the dormers would not be subservient to the roof slope and would be prominent within the street scene. However, front dormers are a common feature and characteristic of The Glade. They would also partially replace existing projecting features and would follow a symmetrical design approach consistent with the newly proposed materials palette. Their visual impact would therefore be acceptable

within the context of the site.

Two dormer windows are proposed within the rear roof slope, the larger measuring approximately 3.3m in width and 3.2m in depth and the smaller measuring approximately 2.9m in width and 3.2m in depth. Both would incorporate flat roofs with maximum heights of around 1.7m and would be clad in timber with two-pane and three-pane windows.

When read as a whole, the dormers would be relatively large and not subservient to the roof, contrary to the ADG. However, it is noted that dormers of comparable or greater scale have been erected within the roof slopes of dwellings within close proximity to the application site. Given their sitting to the rear, they would not give rise to demonstrable harm to visual amenity.

The proposed development incorporates timber board cladding to the front and rear dormers, side extension and front porch. Although this material differs from that of the existing dwelling and does not fully accord with ADG guidance, the surrounding area includes examples of cladding and timber features. As such, the material change would not result in undue harm to visual amenity and would be acceptable in this instance.

Overall, the proposal would not result in harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with Arun Local Plan policies D DM1 and D DM4.

#### RESIDENTIAL AMENITY

The proposed front extension would partially replace the existing porch, and given the separation to neighbouring dwellings, it would not result in harmful overbearing or overshadowing impacts. The new window proposed on the north elevation would be positioned approximately 7.5m from the neighbouring property and would face a blank side elevation, with a driveway providing additional separation. As such, the window would not result in overlooking or loss of privacy to the neighbour to the north.

The side (south) extension would be located approximately 17m from the southern boundary and around 14m from the nearest dwelling to the east. Due to the plot orientation, the extension would not create any harmful overbearing or overshadowing effects on neighbouring properties. While the proposed glazing is extensive, direct views would be towards the open space on The Causeway and screened by existing boundary treatments. Furthermore, the first floor glazing would serve non habitable void space, preventing overlooking. The ground floor window on the east elevation would be partially obscured by the neighbouring garage. Therefore, the side extension would not result in overlooking or loss of privacy to neighbours to the south or east.

The rear (west) extension would be set in approximately 1.7m from the northern boundary and given the eaves height and spacing maintained between the extension and the neighbour to the north, the proposed rear extension would not result in any overbearing or overshadowing impacts. The extension would be sited approximately 7.7m from the rear boundary, with additional separation provided by the long rear gardens of properties to the west, resulting in an overall distance of approximately 34m. This separation distance would prevent any harmful overlooking.

The two proposed front (east) dormers would face the site frontage and the public highway and would be in similar position to the existing openings. As such, they would not give rise to overlooking or loss of privacy.

At first floor level, the rear dormers would overlook the private rear garden of the application site and would replace existing openings. They would therefore not introduce any materially greater level of overlooking when compared to the existing situation.

It is acknowledged that the proposal would not fully comply with the ADG in terms of minimum garden depth, with a remaining depth of approximately 7.7m as opposed to the recommended 10.5m. However, sufficient private amenity space of approximately 17.2m would remain to the side (south) of the extension. Therefore, the overall amenity provision would be adequate for current or future occupiers.

The proposed development would not result in harm to neighbouring amenity, in accordance with Arun Local Plan policies D DM1 and D DM4.

#### SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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 drawings:

- Site Plan & Location Plan A.001.
- Proposed Plans A.101 Rev E.
- Proposed Elevations A.301 Rev E.
- Proposed Sections A.201 Rev C.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 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).

- 4 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.