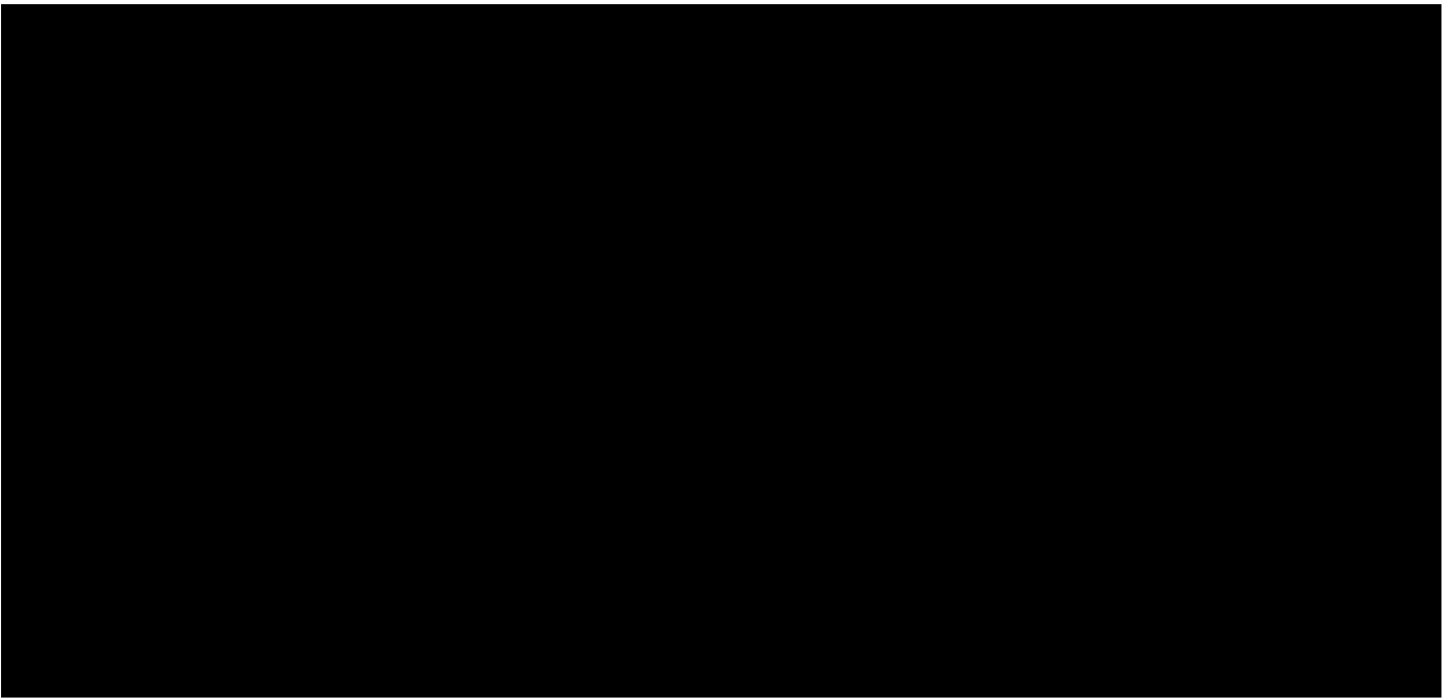
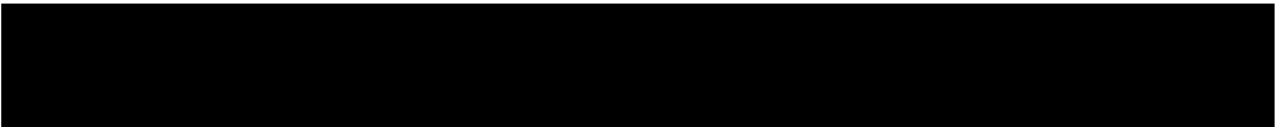




Pagham Parish Council
The Village Hall
Pagham Road
Pagham
West Sussex
PO21 4NJ



THIS EMAIL IS ON BEHALF OF PAGHAM PARISH COUNCIL



P23/15/HH Demolish garage & single storey rear/side extension - 94 Harbour View Road Pagham

Members felt that although there was a roughly similar extension to the property adjacent, this was an excessive, cramped structure with minimal separation from the next door dwelling and was also a significant impact upon the established streetscape.

It was felt that this proposed should be examined by Development Control Committee in respect of the loss of garage facility and the reasons stated above as supported by the relevant following policies.

Pagham Village Design Statement

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Development Criteria

bullet points:

3/..... New extensions should not vary significantly in height or bulk from those nearby.

4/..... Preserve existing separation of dwellings and prevent un-neighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings.

5/..... strict control over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings.

Local plan 2014

policy D DM4 - 13.4.1-6- Design -

13.4.1.....committed to good design.....

13.4.2....individual buildings and spaces are a vital part of successful place, making..... the Council will seek to ensure all development and spaces are well designed and of high quality.

13.4.3....extensions and alterations should complement the scale and massing of the existing building..... not lead to overlooking, overpowering or overshadowing.....

13.4.4.....respond to characteristics of the site....distinctiveness of the wiser setting....reflect the style....

13.4.5.....visible on the street scene...respect established spatial character.....make a positive contribution to the locality.

13.4.6.....if detrimental to the built environment.....will not be permitted.

Policy D DM4 Extensions

a).....sympathetically relates.....visually integrated.

b).....provides a high standard of amenity

c).....adverse, overbearing.....

e).....not to compromise the established spatial character

OBJECTION ON THE ABOVE GROUNDS.

Val Tomlinson

Vice Chair Pagham Parish Council