

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

REF NO: P/25/22/HH

LOCATION: 29 Harbour View Road
Pagham
PO21 4RQ

PROPOSAL: Removal of existing detached garage and erection of detached annexe ancillary to the main dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a detached annexe ancillary to the main dwelling, following the removal of a detached garage.

RELEVANT SITE HISTORY

P/110/16/HH	Removal & erection of single storey rear extension.	ApproveConditionally 31-10-16
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REPRESENTATIONS

Pagham Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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:

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

CONCLUSIONS**PRINCIPLE**

The key policy considered is D DM1 of the Arun Local Plan. General guidance outlined in the Arun Design Guide is also considered.

Pagham does not currently have a 'made' Neighbourhood Plan but does instead have a Village Design Statement. The proposal is in Area 2 (Kings Beach Estate).

DESIGN AND VISUAL AMENITY

The proposal is to the rear of the property and will be partially visible from the street scene.

The annexe will be single storey and detached from the dwelling, measuring 9m deep and 4.725m wide. It will have a hipped roof, following a similar design to that of the rear extension. This will differ to the gable roof of the host, but as it is a lower pitch and to the rear, will not unduly intrude on the visual appearance of the property, and is acceptable. It is a large development for its context, but does not unacceptably overbear on the host, and is in keeping with the character of the property. It is noted that a similar size development could be constructed under permitted development rights and would not require planning permission.

Being to the rear, the proposal will have little impact on the character and appearance of the area. It retains around 25m from the front boundary and will be partially visible from the street scene to the front. This visibility is limited, and only possible when stood in front of the property. As a result, the annexe will have little harm on the composition or appearance of the street and have no adverse impact on the visual amenity of the locality.

The proposal appears subservient to the design of the host and will use materials matching that of the existing. Cement board cladding will be used for the exterior elevations of the annexe, which although not matching the main building, will match the existing rear extension, and appear in keeping with the character of the property. The Pagham Design Statement states that new or replacement buildings should not vary significantly in height or bulk from those nearby and preserve the character of area. The proposal complies with this and will not appear unduly out of place in its context.

The Arun Design Guide states that new developments should respond to and complement the existing character and appearance. The development is quite large for its location but does retain a sufficient amount of garden amenity space and is not unacceptably harmful to the character property. As such, it is acceptable and in accord with the Design Guide.

The proposal will have minimal impact on visual amenity and will not result in adverse harm on the character or appearance of the area. This accords with D DM1 of the Arun Local Plan, Pagham Design Statement, and Arun Design Guide.

RESIDENTIAL AMENITY

The annexe will be single storey, with a hipped roof at a height of approximately 3.64m, and 2.55m at the eaves. It will retain 3.8m to the north boundary, 7.3m to the east, and 0.9m the south. Being a modest size, the proposal will not result in adverse overbearing or overshadowing of the neighbouring properties to the north and east. It is quite close to the boundary of No.31 and poses potential risk of overbearing this property. As there is a garage situated along the southern boundary, any overbearing or overshadowing will be restricted by this building, and as such will be of little harm to residential amenity. This is acceptable, and in accord with D DM4 of the Arun Local Plan.

The annexe will include a door and window to the north elevation, window to the west, three windows to the south, and French door and sidelights to the east. The features to the north, east, and west will result in little overlooking of neighbouring properties, given their scale and location from any residential dwellings. They will have no adverse harm on neighbouring privacy and amenity and are acceptable. The windows to the south face towards No.31, but do not pose a risk of overlooking of this property. This is due to the garage situated along the boundary, which will restrict any visibility of the neighbouring property from these windows, and as such there will be no harm on residential privacy or amenity.

The Arun Design Guide states developments should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal complies with this statement and is in accord with the Design Guide.

A condition will be included to ensure that the use remains ancillary to the host dwelling, and it does not form an independent dwelling.

The development will result in no adverse harm to residential amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Arun Design Guide.

PARKING

As the proposal will include the removal of a garage, a potential parking space will be lost. However, given that the driveway to the side and spaces to the front of the property will be retained, there will still be enough parking spaces for the dwelling, and as such this loss is acceptable. There will be no harm on highway safety/neighbourhood amenity.

SUMMARY

The development accords with relevant development plan policies and as such 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.

CIL DETAILS

This application is CIL Liabie therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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:

- Location and Block Plans, Proposed Floor Plans and Elevations Sheet 1

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 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 29 Harbour View Road as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.
- 4 **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.