

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

REF NO: P/26/22/HH

LOCATION: 123 West Front Road
Pagham
PO21 4TB

PROPOSAL: Single storey front extension, incorporating demolition of existing lean-to.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a front extension in replacement of an existing lean to structure.

REPRESENTATIONS

Pagham Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:****COASTAL PROTECTION ENGINEER**

Although some of the site is in Flood Zone 2 and Flood Zone 3 the proposed changes are outside of these areas. As such, a Site Specific Flood Risk Assessment is not required. 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. When assessing the proposal against the interim framework I believe this application will fall into category 5. This Permits where otherwise allowed - conditioned upon continuing non habitable status. 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. The appropriateness of any development should be considered with this in mind.

POLICY CONTEXT

Built up area boundary
Flood Zone 2/3

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
WDM2	W DM2 Flood Risk

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 policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Pagham does not have a made Neighbourhood Plan but does have a Village Design Statement with the property located in The Beach Estate.

DESIGN AND VISUAL AMENITY

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

The dwelling is a detached bungalow with a small utility to the front. This will be removed and replaced with a larger front extension.

The extension is modest in size with a depth of 4m. This does not extend beyond the established development line and retains 26m to the front boundary. The proposal will have a flat roof and appears subservient to the dwelling.

The external materials will consist of cladding. This is in contrast to the dwelling which features rendered blockwork however, with the extension modest in size, the material will not result in harm to the appearance of the dwelling and is appropriate for its setting.

The Arun Design Guide states 'Extensions should not project forward beyond the predominant building line'. 'Front extensions should generally be no deeper than 1.5 metres'. The proposal complies in part as it does not extend beyond the building line. It is deeper than 1.5m although with sufficient separation to the front boundary, this is considered acceptable.

The proposal will not result in harm on the character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will extend 4m from the front elevation with a width of 3.9m. It will have a flat roof with a height of 3m. The extension retains 1.4m to the south western boundary and does not intersect a 45 degree angle from the windows closest to the boundary. 7.9m is retained to the north east and as such the proposal will not result in adverse harm on amenity by way of overbearing or overshadowing.

There is one window to the extension to the south west, although with it serving utility and at ground floor level, it will not give rise to adverse overlooking.

Due to the siting of the extension to the front of the property it does not result in adverse harm on

amenity in accordance with D DM1 and D DM4 of the Arun Local Plan.

FLOOD RISK

Part of the site falls in 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 accord 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.

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

- All Plan - PL/02/222

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.