

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

REF NO: P/27/20/HH

LOCATION: Dunroamin
16 Pagham Road
Pagham
PO21 4NP

PROPOSAL: Single storey flat roof side and rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey side and rear extension.
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RELEVANT SITE HISTORY

P/139/04/	Dormer extension to form additional bedroom	ApproveConditionally 16-03-05
P/67/98/	Re-form existing roof & raise ridge line to provide first floor bedrooms & bathroom with new dormer. Internal alterations and repositioning of lounge including new chimney stack and ground floor extension to form ensuite bathroom and new pitch roof to bay window.	ApproveConditionally 06-11-98

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council

Objection

- The development does not accord with criteria a and b of D DM4 of the Plan.
- The size is not visually subservient and would be overbearing.

No representation received from nearby occupiers.

CONSULTATIONS

Natural England

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
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Pagham has an emerging Neighbourhood Plan however none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The proposal will construct a side and rear extension with part of the development highly visible from the front of the dwelling.

There is an existing car port and garage which runs along the side boundary to the north. This will be replaced with a side extension. The dwelling is set 19m from the front boundary and with the surrounding properties of a varied style and design, the development is not considered to adversely impact the appearance of the dwelling.

The side extension will have a pitched roof to the front which will match that of the host dwelling, ensuring it appears well integrated. This will then alter to form a flat roof. Materials will also match the host dwelling again appearing sympathetic in appearance to the existing dwelling.

The side extension is similar in size to that which exists and with the extension at single storey is considered subservient to the host dwelling.

The development is not considered to result in an adverse appearance on the spatial pattern of character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The side extension runs along the northern boundary and has a width of 3.7m. It will have a depth of approximately 13.5m where it will then wrap around the rear to form a rear extension with an additional 5.5m depth. The development will have a modest height of 2.9m.

Due to the height, the proposal is not considered to appear overbearing or overshadowing upon amenity. There is also sufficient boundary treatment which consists of fencing and trellis above of around 2m in height. There is around 4.5m retained to the southern boundary which is considered sufficient distance to ensure no adverse impact upon the neighbouring property to this elevation.

The existing side addition which forms a garage and car port is similar in size to that proposed however the depth will increase along the boundary by around 2m.

The neighbouring property at No.18 does also have a similar flat roof structure along the boundary forming a car port to the front.

The development does extend beyond that of the neighbouring property at No.18 and due to the siting, this will intersect a 45 degree angle when drawn from the centre of the neighbouring properties ground floor window. However this is likely to already occur due to the siting of the existing side structure. Whilst the depth does increase further by around 2m, it is considered that due to the existing structure and modest height it is not considered to result in a significant impact in which a refusal is justified.

There are no windows to the proposed side extension. There will be additional doors to the rear elevation, although due to the siting, there it is not deemed to give rise to adverse overlooking.

The proposed development is not considered to result in significant harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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

 - Location Plan - 01
 - Perspective View - 06
 - Proposed Elevations - 05
 - Proposed Floor Plan - 04
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.