

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

REF NO: P/28/26/HH

LOCATION: 21 St Thomas Drive
Pagham
PO21 4UB

PROPOSAL: Proposed front and rear extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

P/64/04/	Single storey side flank extension to bungalow	ApproveConditionally 07-07-04
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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 ground water.

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:

CONCLUSIONS

DESIGN & VISUAL AMENITY

The application site comprises a detached bungalow located at 21 St Thomas Drive, Pagham.

The proposal seeks planning permission for the erection of a single storey rear extension to partially replace the existing conservatory and the construction of a single storey front extension.

The proposed rear extension would have a depth of approximately 4m from the main rear elevation of the host dwelling. It would replace the existing rear projection and would extend across almost the full width of the dwelling, measuring approximately 13m. The extension would have a flat roof form with a maximum height of approximately 2.8m. It would present as a subservient addition to the host dwelling and would be constructed in materials matching the existing dwelling, integrating satisfactorily with the existing dwelling in accordance with the Arun Design Guide (ADG).

Fenestration on the rear (north) elevation would comprise large patio doors, a window and patio doors. In addition, a new window is proposed at ground floor level on the western flank elevation of the existing dwelling, along with an additional window on the eastern flank elevation.

The depth of the rear extension would exceed the ADG guidance, which advises that single storey rear extensions to detached dwellings should not exceed 3.3m. Notwithstanding this, the proposed depth would be comparable to that of the existing conservatory. Furthermore, the extension would retain a separation distance of approximately 10.5m from the rear boundary, preserving sufficient garden space. As such, the deviation from ADG would be acceptable in this instance.

Given its location to the rear, the extension would not be visible from the street scene of St Thomas Drive, however due to the corner plot nature of the application site, the rear extension would be visible from Sea Way. However, it would not appear out of character with the host dwelling or the surrounding area as rear projections are a common feature within the local area.

The proposed front extension would extend from the main front elevation of the host dwelling, extending in line with the existing pitched roof front projection. The front extension would measure approximately 5.5m in width and 6m in depth. The extension would have a pitched roof form, with a maximum ridge height of approximately 4.7m and an eaves height of approximately 2.3m. It would be constructed using brickwork and horizontal cladding to match the materials of the existing host dwelling.

Fenestration to the front elevation would include a large glazed window reflecting the scale and design of the existing front projection.

While the depth of the proposed front extension would exceed the ADG recommendation that front extensions should not project more than 1.5m, the extension would not extend beyond the established building line. It would continue the existing built form of the roof design, scale and symmetry. In addition, a front garden depth of approximately 9.5m would be retained, ensuring that the green and open character of the frontage is preserved. On balance, the departure from ADG guidance would be acceptable within the specific context of the site.

Due to its siting, the front extension would be visible within the street scene. However, St Thomas Drive is characterised by dwellings with prominent front projections, and the proposal would be consistent with

this established pattern of development. The retention of sufficient front garden space ensures the extension would not appear visually intrusive or incongruous within its surroundings in accordance with Arun Local Plan (ALP) policy D DM4.

Overall, the proposal would not result in any harm to the visual amenity of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with ALP policies D DM1 and D DM4.

RESIDENTIAL AMENITY

The proposed front and rear extensions would extend up to the eastern side boundary of the application site. However, the nearest neighbouring dwelling to the east is separated from the application site by a grass verge and public highway. As such, the proposed development would not result in any overbearing or overshadowing impacts to neighbouring occupiers to the east.

To the western side, both the front and rear extensions would follow the existing built line of the dwelling and would not project any further than the current arrangement. The front extension would be screened from the neighbour to the west by the existing built form and the rear extension would replace an existing conservatory of a similar depth. The rear extension would not extend beyond the existing rear elevation of the neighbour to the west. As a result, the proposal would not introduce any additional overbearing or overshadowing impacts to the neighbouring dwelling to the west when compared to the existing situation.

To the north, the proposed rear extension would retain a rear garden depth of approximately 10.5m, which is in accordance with the amenity space standards set out in the ADG. In addition, due to the orientation and positioning of No. 24 Sea Way, the proposed extension would not result in overshadowing or overbearing impacts to the neighbour to the rear.

Fenestration proposed within the rear elevation would largely reflect the position of existing openings and would predominantly provide outlook over private amenity space. Given the orientation of the plots and the ground floor siting of the proposed fenestration, these openings would not result in overlooking of the habitable rooms or private amenity space associated with No. 24 Sea Way to the rear.

Ground floor windows are also proposed within the eastern and western side elevations of the original dwelling. These would not introduce any additional overlooking when compared to the existing openings. Furthermore, the removal of the existing glazed conservatory on the western elevation would reduce the extent of glazing in this location, thereby improving residential amenity impacts to the neighbouring property to the west.

The proposed windows within the front extension would have a similar outlook to the existing openings within the front projection of the dwelling, facing the application site frontage. These windows would remain sufficiently separated from neighbouring dwellings by the public highway and would not give rise to overlooking or a loss of privacy to any of the neighbouring dwellings.

The development would not result in harm to neighbouring amenity, in accordance with ALP policies D DM1 and D DM4.

PARKING

The application site is located within Parking Zone 2 and as per the Arun Parking Standards (APS), 4 bedroom dwellings are required to provide 3 parking spaces. Although there is currently not a dropped kerb to the front of the application site, the frontage of the dwelling would retain sufficient amenity space to potentially accommodate at least two vehicles within the site, and it is noted that there is existing off street parking for two vehicles to the rear of the application site. Given this availability, the shortfall in on-site parking provision relative to the APS would be acceptable in this instance and would not result in

harm to highway safety or parking capacity in the local area.

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:

- Location and Site Plan.
- Proposed Plan and Elevations.

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.