

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

REF NO: P/29/19/HH

LOCATION: 53 Cardinals Drive
Pagham
PO21 4QD

PROPOSAL: Demolition of existing garage & outbuilding & erection of single storey side extensions (resubmission following P/87/18/HH).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Replacement of garage with a single storey side extension; replacement of an existing small side projection to the south with a deeper and marginally wider side extension and a roof and elevational alteration (resubmission following P/87/18/HH).

RELEVANT SITE HISTORY

P/87/18/HH	Demolition of existing garage & outbuilding & erection of single storey side extensions.	ApproveConditionally 06-11-18
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council
Pagham Parish Council: No objection.

1 objection:-

Prior to demolition, the garage and car port at 53 Cardinals drive was approximately the same height as 51 Cardinals drive which measures 2.4 meters (Ground to top of fascia board).

At 51 Cardinals drive, the main entrance to the bungalow along with windows from the lounge (side aspect), the bathroom, the kitchen and the conservatory (side aspect) all directly face the north boundary wall of number 53 Cardinals drive. Where we previously had open views of the skyline, surrounding roof tops and tree tops it is now completely dominated by a very high wall that quite frankly looks like a commercial building.

The new wall is very overbearing and overshadowing and is not in keeping with the surrounding buildings or indeed Pagham. I can't understand why it has been designed and built so high, the garage door is only 2.1m high so why does the building need to be so much higher than it was before.

CONSULTATION RESPONSES RECEIVED:

Noted. There are amendments to the approved application. It is not considered that the differences between the approved and existing plans result in any reasons to justify a refusal.

POLICY CONTEXT

Designation applicable to site:
Within the Built up area boundary

DEVELOPMENT PLAN POLICES

[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

SUPPLEMENTARY POLICY GUIDANCE:

PDS	Pagham Parish Council's Village Design Statement by PaghamPC
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CONCLUSIONS**PRINCIPLE**

The development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Policy 1 and 3 of the emerging Pagham Neighbourhood Plan are of relevance to the proposal and the proposal complies with these policies.

The site is occupied by a detached bungalow with an attached garage to the side of the dwelling. The surrounding area is residential comprising bungalows of a similar style, well set back from the road.

Site history: P/87/18/HH Demolition of existing garage & outbuilding & erection of single storey side extensions.

DESIGN AND VISUAL AMENITY

The development proposes side extensions which involve a roof alteration and as such part of the development which is visible from the street scene.

The existing small flat roofed south-western projection would be replaced with 3.7m wide and 7.9m deep side extension with a hipped end pitch roof matching the height of the existing. One large window is proposed on its front elevation and one smaller on the rear.

The garage would be replaced with a single storey side extension, 16m deep and 2.6m wide to the front and 3.6m to the rear, which would abut the shared boundary with No 51 to the north-east, incorporating 2.8m high flat roof with a lantern and a 0.3m high parapet wall above the flank wall. The proposed side extension would project from the rear elevation of the host building by 5.25m. Bi-folding doors would be inserted on its south-western elevation and French windows on the rear.

The existing flat roofed rear extension would be marginally deeper, aligning with the rear elevation of the original house and a new lantern would be inserted to its roof. The existing oriel window and glass door with side window on the rear elevation would be replaced with casement window and bi-folding doors.

The difference between approved application P/87/18/HH and recent application is the proposed 0.3m high parapet wall above the flank elevation of the proposed north-eastern extension.

The proposal retains its single storey appearance in that the height of the proposed roof extension does not exceed that of the existing dwelling and with the majority of the development not visible from the public realm, it is not considered that the changes to the dwelling are such that they would have a materially adverse effect on the visual amenities of the locality, or any adverse impact upon the established character of the surrounding area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal increases the height and depth of the side extension along the southern elevation. It will increase in depth from around 3m to 8m with the height increasing to match that of the existing dwelling at 4.35m. The neighbouring property at No.55 has a garage situated alongside the boundary and with no windows, the increase in height and depth is not considered to appear overbearing or give rise to any significant loss of light.

The garage along the northern boundary will also increase in depth and width resulting in a 16m long wall abutting the shared boundary with No 51 to the north-east. The height of the flank wall would be extended by 0.3m, the height of the parapet recently proposed. As such the wall on the shared boundary would be 3.1m high (a roof lantern with a maximum height of 3.5m). However, given the separation distance of approximately 3m from the flank wall of No51 and the position of the proposal partially shielded by the existing garage of No51, it is not considered to give rise to any overbearing or overshadowing upon the neighbouring amenity.

There are no windows proposed to the flank elevations, however there will be windows to the rear and south-western of the extended garage and a new set of doors. Due to the siting of these at single storey level, the views are of the rear garden and impeded by the fencing and therefore it is not considered to give rise to an increase in overlooking.

The development is not considered to give rise to any overlooking, harmful overshadowing or overbearing upon neighbouring amenity and is in accordance with DDM1 and DDM4 of the Arun Local.

SUMMARY

The proposed development is deemed to accord with relevant development 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:
Proposed Floor, Roof, Block and Location Plan - sheet 1a
Existing Plans and Elevations - sheet 2a
Proposed Elevations - sheet 3

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 materials and finishes of the external walls and roofs of the buildings hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan.
- 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.