

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

REF NO: P/29/22/HH

LOCATION: 2 Payne Close
Pagham
PO21 4QA

PROPOSAL: Single storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey side extension.
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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
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
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 policies considered are D DM1 and D DM4 of the Arun Local Plan. Part M and criteria 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 4 (Eastern Pagham a).

DESIGN AND VISUAL AMENITY

The proposal is to the side of the property, of which is a single storey semi-detached dwelling, and will be visible from the street scene.

The proposal is a modest size, with a width of 7.2m and depth of 1.65m. It has a gable roof, matching the pitch and style of the host dwelling. This roof is stepped back from the front roof line, and is slightly lower, only directly extending from the roof line at the rear. As a result, the proposal is sympathetic to the design of the host and integrates well, posing no risk of adverse intrusion upon the visual appearance of the property. The property is in a residential area comprised of semi-detached single storey bungalows, all of similar design and style. Being to the side, the extension will be visible from the street scene to the front but will have minimal impact on the area. It does not protrude past the principal elevation of the property, keeping 1.75m from the front building line, and as such does not unduly disrupt the composition and appearance of the street. It is in keeping with the character of the area and will have minimal harm on visual amenity.

The proposal appears subservient to the design of the dwelling and is well integrated. It will use materials matching that of the existing, resulting in minimal impact on the appearance and amenity of the dwelling. The east elevation will incorporate Marley Cedral cement board cladding in grey, similar to that of the cladding on some neighbouring properties within the locality. This is acceptable and will not appear unduly out of character with the area. The proposal is well designed for its context, integrating sympathetically with the property and the area. This is in accord with Pagham Design Statement.

Arun Design Guide states that side extensions should avoid creating a terracing effect by setting side extensions back from the front of the house, respond to existing building design in terms of roof pitch, and use complementary and integrated materials and elevational design. The proposal is in accord with these criteria and complies with Arun Design Guide.

The development will have minimal harm on the visual amenity of the property, and the locality, and is in accordance with D DM1, D DM4 of the Arun Local Plan, Pagham Design Statement, and the Arun Design Guide.

RESIDENTIAL AMENITY

The proposal is single storey and will have a gable roof at a height of approximately 4.8m, and 2.33m at the eaves. It will incorporate two rooflights, to the front and rear, both of which are flush and will have no impact on residential amenity. The proposal retains 0.8m from the eastern neighbouring boundary. Given the scale of the extension, and distance from the building of No.1, this boundary distance is acceptable, and will not result in adverse overbearing or overshadowing. The proposal is in accord with D DM4 and will not be unduly harmful to residential amenity.

In addition to the rooflights, the extension will feature a door to the north and south elevations, and single window to the east. The doors to the north and south will have minimal harm on residential privacy and amenity, and do not pose a risk of overlooking. The window to the east overlooks the garden of No.1 and

poses potential risk of overlooking. However, visibility of this property will be restricted by a fence on the boundary, and as such will not unduly overlook No.1. Its positioning is acceptable and will not have adverse impact on neighbouring privacy or amenity.

Part M of Arun Design Guide states that extensions 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 Part M.

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.

SUMMARY

The proposed development is deemed to accord with the 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 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 plans:

- Location and Block Plans, Proposed Floor Plan, 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 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.