

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

REF NO: P/32/19/HH

LOCATION: 56 Harbour View Road
Pagham
PO21 4RQ

PROPOSAL: Single storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a single storey extension to the front/side of the dwelling and to alter the garage roof from flat to pitched.

RELEVANT SITE HISTORY

P/155/02/	Extension	ApproveConditionally 29-01-03
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council
Pagham Parish Council provided no objection.
No representation from nearby occupiers.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

Natural England - No comment to make on the application.

POLICY CONTEXT

Designation applicable to site:
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

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Pagham has an emerging Neighbourhood Plan with policy 1 and 3 of relevance to the application. The proposal complies with these policies.

DESIGN AND VISUAL AMENITY

The proposal is located to the front and side of the dwelling and as a result is highly visible from the street scene.

The proposal will run along the side elevation of the dwelling and will also infill part of the front elevation of the dwelling however retains 1m to the principle elevation and 8m to the front boundary of the property. This is considered sufficient distance as to not appear unduly dominant upon the street scene.

The existing flat roof of the garage will be converted to form a pitched roof which will match that of the host dwelling and this therefore adds bulk to the northern elevation. The garage which runs along the side of the dwelling will be converted to form a porch area and lounge. The surrounding properties are similar in style and design however there are some examples nearby which have similar development to the front of the property and therefore it is not considered to appear adversely out of character.

Cladding is also proposed to the front elevation of the extensions however this will match that of the host dwelling and therefore appears well integrated.

The development is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension to the front of the property will have a depth of approximately 4m and run approximately 3.3m along the front elevation of the dwelling to a height of 3.65m. The front of the garage will also alter to form a porch area and will have a gable to match the existing front additions with a height of 3.4m.

The flat roof of the garage will be converted to a pitched roof to match that of the host dwelling with the roof extending around 3m in width. Due to the siting of the neighbouring property at No.54 and with no side windows this is not considered to give rise to any adverse overlooking or overshadowing upon neighbouring amenity. 3m is also retained between the front extension and boundary to the north and again is not deemed to give rise to any unacceptable impacts upon amenity.

The garage door will be replaced with front door and there will be an additional window which will have

views over the street scene. There will be 1 window to the front extension facing north however due to its siting and size, it is not deemed to give rise to any adverse overlooking.

The proposal due to its siting its not deemed to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

PARKING

Whilst the conversion of the garage will result in the loss of a parking space there is sufficient space retained to the front of the property for 1-2 cars and the proposal is therefore not deemed to adversely impact upon parking or highway issues.

SUMMARY

The proposed development is deemed to accord with the 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

- Location and Block Plan - 003A
- Proposed Plans and Elevations - 002A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.