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

REF NO: P/34/21/HH

LOCATION: 210 Pagham Road
Pagham
PO21 3QB

PROPOSAL: Dormer extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — To construct 2 dormers on either side of the property 9.14 metres in length.

REPRESENTATIONS

Pagham Parish Council - No objection.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
PD RESTRICTION
NO PUBLIC SEWER
ADOPTED LOC PLN
CLASS C ROAD
TREE PRES ORDER

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:

PDS	Pagham Parish Council's Village Design Statement by PaghamPC

CONCLUSIONS

The main issue in this application are design and residential amenity.

PRINCIPLE
The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and locality.

The property is located within area 6 Pagham Road of the Pagham Village Design Statement.

The dormers as proposed could benefit from permitted development rights subject to complying with condtions that they are constructed of materials to match the dwellinghouse and any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be:-
(i) obscure-glazed, and
(ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

DESIGN
The design of the dormers is fairly conventional and subservient to the existing dwelling house.

For the street only the gable ends of the dormers will be visible which will mean that the development has a minimal impact on visual amenity and an acceptable effect on the character of the area.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Section M refers to householder extensions. The scale, massing and positioning of extensions should be visually subservient to the existing property. It is considered the proposal complies with the Design Guide as the development appears in modest in scale to the host dwelling. In addition the design guide states dormers are meant to be located centrally and symmetrically on the roof and minimise interference to the original form appearance and fabric of the original built structure which these proposed dormers comply with.

The proposal is considered to accord with policy D DM1 and D DM4 with respect to design.

RESIDENTIAL AMENITY
The only issue with the dormers is overlooking. The north elevation dormer will overlook into the gardens of 12 Downlands Close although the property itself would be 25m away such that the overlooking is considered to be acceptable.

On the south elevation the dormer faces directly onto the roof of the neighbouring dwelling and there are no concerns regarding overlooking in that direction.

The bulk of the dormers would not cause any loss of light or overbearing impact toward the neighbouring properties.

There are no facing primary habitable room windows at ground floor level in the neighbouring property at 208 Pagham Road.

There is a facing dormer in the roof slope at 208 Pagham Road however this is not considered to be

significantly affected over and above the existing dormer in the roof slope of no.210.

The bathroom windows shall be obscure glazed and fixed shut below 1.7 metres in height.

SUMMARY
The proposal is considered to comply with policy D DM1 and D DM4 with respect to residential amenity

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 Plans dated February 2021
Proposed Elevations dated February 2021
Block Plans dated February 2021

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 bathroom windows on the north elevation of the building shall at all times be glazed with

obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies 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.