

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

REF NO: P/36/22/HH

LOCATION: Sefter Cottage
Pagham Road
Pagham
PO21 3PX

PROPOSAL: Erection of two storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey extension to the rear.

REPRESENTATIONS

Pagham Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None.

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
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:

SPD13	Arun District Design Guide (SPD) January 2021
PDS	Pagham Parish Council's Village Design Statement by PaghamPC

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Pagham does not have a Neighbourhood Plan but does have a Parish Design Statement with the property located within the Rural Area.

DESIGN AND VISUAL AMENITY

The dwelling is a detached two storey property with a single storey conservatory to the rear. The proposal will remove the conservatory and replace with a two storey extension that will run along the full rear elevation. Due to its siting, views are largely restricted from the wider area.

The extension has a modest depth at 3.3m. The extension is well integrated and features a pitched roof. This is set below that of the ridge of the main dwelling and helps to ensure the proposal appears a subservient addition.

The materials consist of brickwork which matches the host dwelling. The property is located on a large plot and the extension does not appear as an overdevelopment of the site.

The Arun Design Guide states 'Extensions which project up to 3.3m are generally acceptable'. 'Integrating roof form with the existing dwelling, generally constructed at the same angle of pitch.' 'Positioning extensions below the roof ridge line of the existing property will also help to create visual subservience'. The proposal complies with the guidance.

The proposal due to its design and siting will not result in harm on the appearance or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The extension has a depth of 3.3m and run along the full rear elevation. The ridge will sit approximately 2.2m below that of the main property with the eaves meeting with the host dwelling.

The extension will retain 12m to the rear boundary and 13.5m to the northern side. There are no neighbours to these elevations and the proposal will not result in harm upon these elevations.

2.3m is retained to the south western boundary. Rookery Cottage is located to the south although is located a sufficient distance away as not to result in adverse overbearing or overshadowing impacts.

The two storey addition will feature 4 first floor windows to the rear elevation. This will provide views over the rear garden of the property. Due to their position, any views over the neighbouring garden are largely restricted when looking at a 45 degree angle and would not result in adverse overlooking. There will also be one additional window serving a bathroom to the first floor northern elevation. The window will not give rise to any overlooking with no nearby dwellings to this elevation.

A loft conversion within the main roof of the host dwelling is also proposed. This will result in 3 rooflights being constructed to the front and rear. The works are likely permitted development and again due to the location of the property, will not result in adverse overlooking.

Due to the design and siting of the extension, it will not result in adverse harm upon amenity by way of overbearing, overshadowing or overlooking in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development complies with 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.

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 - 01
- Proposed Floor Plans - 02
- Proposed Elevations - 03

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.