

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

REF NO: P/39/18/HH

LOCATION: 54 Gloster Drive
Pagham
PO21 3JNPROPOSAL: Side two storey chalet extension with extension to existing rear dormer projection
and extension to existing front dormer extension.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION The proposed development seeks to erect a 1.5 storey side extension, that involves extensions to both the front and rear dormer windows.

RELEVANT SITE HISTORY

P/91/67	Substitution Type Dh For Type Dh2	ApproveConditionally 09-08-67
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Pagham Parish Council
Parish Council - No objections.

No representations received from adjacent occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICES

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

CONCLUSIONS**PRINCIPLE**

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun District Council Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun District Council Local Plan. Additionally, Policy 3 of the Pagham Neighbourhood Development Plan and the Pagham Village Design Statement.

DESIGN AND VISUAL AMENITY

The proposed development is considered to result in a change of appearance of the host dwelling, as a result of the siting of the proposed extension. However, it is not considered to have a significantly detrimental impact on the established character of the host dwelling as a result of its design, scale and use of materials. The roof slope of the development matches that of the host dwelling, which is considered to allow it to resonate with the character of the host dwelling. Resultantly, it would be visually integrated well with the existing dwelling and would result in a sympathetic addition to the dwelling, in accordance with D DM4(a) and (b) of the Arun District Council Local Plan (2011-2031).

The proposed extension is readily visible from the street scene given its prominent location. However, given the position and dimensions of the extension it is considered that as a result of the staggered appearance of the proposed roof, the development is not considered to be visually harmful to the established character of the area. Therefore, the proposed development is in accordance with D DM1(1) of the Arun District Council Local Plan (2011-2031), Policy 3 of the Pagham Neighbourhood Development Plan and the criteria within 'Part 7' of the Pagham Village Design Statement.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed extension is not considered to give rise to any significantly adverse impact on the neighbouring dwellings. The impact of overlooking from the proposed is considered to be no worse than that resulting from the existing dwelling, and as the windows on the front and rear elevations of the property already exist, this is considered to preserve the existing level of privacy. Additionally, the proposal removes all windows from the Northern elevation of the dwelling, which will remove any potential overlooking from this aspect. Whilst due to the scale of the proposed development, there is potential for loss of light at adjacent dwellings, this is considered to be mitigated by the aspect of the host dwelling. As such, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun District Council Local Plan (2011-2031).

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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

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 two storey extension - Sheet 1 of 3
 - Proposed two storey extension - Sheet 2 of 3
 - Proposed two storey extension - Sheet 3 of 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 District Local Plan (2011-2031).
- 3 The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun District Local Plan (2011-2031)
- 4 The window on the North-Western elevation of the building (serving a bathroom) shall at all times be glazed with obscured glass below 1.7m.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1(3) and D DM4 of the Arun District Local Plan (2011-2031)
- 5 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.