

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

REF NO: P/39/22/HH

LOCATION: Summerfield House
 Summer Lane
 Pagham
 PO21 4NG

PROPOSAL: Erection of part single, part two storey front/side extension and single storey rear extension, alterations to side conservatory and installation of front bay window and balustrade to front balcony.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a part two storey and single storey extension to the front and side of the property. There will be alterations to an existing conservatory and the addition of a bay window and a balcony balustrade.
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REPRESENTATIONS

Pagham Parish Council provided no objection.

No representation received from nearby occupiers.

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
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
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CONCLUSIONS

PRINCIPLE

The key policies considered 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 village design statement with the property located within the Pagham Road Area.

DESIGN AND VISUAL AMENITY

The host dwelling is a detached two storey property and seeks to construct a two storey extension to the front of the property with a balcony.

There is currently a two storey glazed window that will be extended slightly at two storey level to form a bay window. The extension is minor with a depth of 0.5m. The proposal is well integrated and appears subservient to the host dwelling, largely retaining the existing appearance of the dwelling.

The bay window will open out to the roof of an existing double garage to form a balcony area with the addition of a balustrade along the part of the front and side elevation.

The property is set back 19m from the street frontage and the extension and balcony do not extend beyond the principal elevation of the dwelling.

To the western side there is a conservatory which extends to a height of 5.6m. This will be replaced although the height will be reduced to 3.2m and a window will be installed above.

A rear extension is also proposed which appears in scale with the size of the dwelling and subservient at single storey. This element is not visible from the street scene.

The Arun Design Guide states 'The scale, massing and positioning of extensions should be visually subservient to the existing property', 'Ensures continuation of existing building design in terms of details and materials', 'Front extensions should generally be no deeper than 1.5 metres and should not be the full width of the building'. The proposal complies with all the above statements.

The proposal will not result in harm upon the appearance of the dwelling or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The front extension is minor in size and due to its location retaining sufficient distance to the neighbouring side boundaries will not result in overbearing or overshadowing upon amenity.

The balcony will have a depth of 1.6m and a width of 6.5m. There will be balcony railings to a height of approximately 1m. The balcony would not give rise to views to the east with the side elevation of the dwelling extending slightly forward of the balcony, intersecting views. To the west, some views towards the neighbouring property at 'Meadow Street' would be achievable. These will not be significant with a separation of around 10.5m from the balcony to the side elevation of the dwelling. There is planting along the boundary which further restricts views and the views that are possible would be of the front porch and side of the property.

The alteration to the conservatory would not result in harm and reduce the size of the structure that is in existence. A window is proposed above. The plans are not clear on what it serves but appears to be a

bedroom. Due to the siting of the window, it would allow for views over the garden of the neighbouring property when looking at a 45 degree angle and as such it will be conditioned for it to remain obscured glazed. There are 2 other existing windows serving the room to ensure natural light.

To the rear, an extension is proposed with a depth of 4.3m and a width of 6.5m running along approximately half of the rear elevation. It will have a height of 3.3m. The extension will not result in adverse overbearing or overshadowing upon amenity retaining 10m to the eastern boundary and around 7m to the western boundary. The extension does not interest a 45 degree angle when draw from the rear of the neighbouring dwellings. 25m is retained to the rear.

The extension will have 2 sets of doors and a window to the western side, with views over the garden of the host dwelling and at single storey will not result in overlooking.

The proposal will not result in adverse overlooking, overshadowing or overbearing and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development accords 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, Site, Proposed Elevation and Floor Plans - DPA-02 01

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 first floor window on the western elevation of the building shall at all times be glazed with obscured glass and non opening.

Reasons In the interests of the amenities of the occupants of nearby properties 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.