

PLANNING APPLICATION REPORT

REF NO: P/3/12/

LOCATION: Rainbow Cottage
Nyetimber Lane
Pagham

PROPOSAL: Single storey extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The front study extension measures approximately 1m in width, depth of 3.4m with a maximum height of 3.4m. The bedroom extension on the western side measures approximately 3.6m in width, depth of 1.8m with a maximum height of 4.5m.
SITE AREA	Approximately 550 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Slightly uphill from road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front is partly open with hedging approximately 1.8m in height, side and rear boundaries close boarded fencing approximately 2m in height.
SITE CHARACTERISTICS	Detached bungalow with conservatory on rear, detached outbuilding to rear. The property has light beige brickwork, white cladding on upper level with a concrete tiled roof.
CHARACTER OF LOCALITY	Main road with residential properties of various styles and designs, detached bungalows in Springfield, Pagham Football Club Ground to south of site..

RELEVANT SITE HISTORY

P/128/01/	Demolition of existing dwelling and erection of new dwelling and detached garage	Approve Cond 11-01-2002
P/113/03/	Bedroom extension.	Approve Cond 31-10-2003
P/1/56	Porch	Approve Cond 29-02-1956

P/47/71	Conservatory	Permit'd Devel 30-04-1971
P/39/74	Porch	Approve Cond 30-05-1974
P/90/80	Demolish front porch and rebuild new porch	Approve Cond 23-06-1980

REPRESENTATIONS

Representations received:

Pagham Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Class C Road

Public Sewer On Site

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

PDS

Pagham Parish Council's Village Design
Statement by PaghamPC

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The detached bungalow is sited on a corner location with Nyetimber Lane and Springfield and is set back from the front boundary by approximately 5m and from the western side boundary approximately 2m.

The bungalow has previously been extended and the application seeks to extend the existing study on the front and bedroom on the western side. The proposed front extension will be approximately 1m in width, depth of 3.4m with a height of 3.4m which will link up with the existing roof line. The extension to the bedroom will be the same width as the previous extension 3.6m with a front projection of 1.8m and a height of 4.5m which is the same height as the existing.

The extensions are considered to be of a minimal size that are visually subservient to the host building and although the extensions are readily visible from the front and side they are not considered to be of an obtrusive nature nor would they harm the established character and appearance of the surrounding residential area.

It is therefore recommended to approve the application, subject to the following conditions.

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: Site/Location, Proposed Floor/Elevations Sheet 1 of 2, Existing Floor/Elevations and Proposed Roof Plan Sheet 2 of 2.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external wall and roof of the proposed extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.