

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

REF NO: P/3/18/HH

LOCATION: 64 St Thomas Drive
Pagham
PO21 4UA

PROPOSAL: Side extensions & rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
	The proposed rear extension measures approximately 2.4m deep. 8.2m wide (max) and 5m high. The side extension measures approximately 5.8m long, 2.4m wide and 2.7m high. This extension also involves an increase in height of existing side addition on the west elevation to 2.7m. In addition, the proposal included relocating the existing conservatory to the rear of the proposed single storey extension. This adds a further 2.5m width and 2.5m depth to the extension, there is also a canopy to add a further 2.7m width Proposed materials would be brick, render and timber cladding and tiles and polycarbonate roof.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front has wall and shrubs approximately 1.8m in height, rear has mature planting tree and timber fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached bungalow with front porch, attached garage on eastern side, greenhouse in rear garden. The property has brown brickwork, brown tiled roof with white window frames.
CHARACTER OF LOCALITY	Residential comprising detached properties of various styles and designs.

RELEVANT SITE HISTORY

P/78/11/

Re-site garage at rear of property and erect car port

ApproveConditionally

REPORT(ODB)

P/37/11/

Removal of existing garage (at front of property) and re-siting of garage at rear of property.

ApproveConditionally
01-07-11

There is no relevant planning history.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council

Pagham Parish Council has no objection however the Council would wish to draw attention to the close proximity of the extension to the building line which could lead to issues with maintenance of properties.

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Private Street

No Public Sewer

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN2 Built-up Area Boundary

GEN7 The Form of New Development

DEV19 Extensions to existing residential buildings

[Publication Version of the Local Plan \(October 2014\):](#)

D DM1 Aspects of Form and Design Quality

D DM4 Extensions & Alterations to Existing Buildings

D SP1 Design

SD SP2 Built -Up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

PDS Pagham Parish Council's Village Design Statement by PaghamPC

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Policy 1 and 3 of the emerging PNDP are of relevance. The proposal complies with these policies.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**PLANNING**

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 site is located within the built-up area where the principle of development is acceptable, subject to accordance with relevant planning policies. In this instance, the main criteria against which the application will be assessed is contained within Arun District Local Plan policies GEN7 and DEV19 which seek to prevent development that would have an adverse impact upon visual and residential amenities.

The rear extension is single storey in height and due to its location will be visible from the road. It has a pitch roof and is the same height as the main house and therefore continues the existing house ridge line over the extension. The extension is stepped in on the north west side of the house by 1.6m. In addition to the proposed extension the existing conservatory will be relocate at the rear of the extension adding a further 2.5m depth to the resultant rear extension. This would still retain a large area of garden approximately 22m deep. The extension would be cover the full width of the rear elevation however it would be set in a minimum of 1.1m from the west side boundary and 2.3m from the east side boundary.

The side extension would be sited to the rear of the existing garage and would be set back approximately 2m behind the rear elevation of the main house. The extension steps in slightly at its rear most part and would be sited 0.1-0.2m from the side boundary of the property to the east No.66.

The extension has a flat roof and is not visible from the street due to the existing garage.

It is considered that although the overall depth of the rear extension and conservatory is quite deep, the staggered appearance reduces the visual impact. Therefore it is considered that the extensions are subservient to the main property and on balance it is considered that the proposed development is not harmful to the character and appearance of the wider area or host property.

The rear extension, which is single storey in height retains acceptable separation distances to neighbouring boundaries. There are no side windows facing No.62 and whilst there is one window facing No.66 given its height and the boundary treatment this is not considered to lead to a loss of privacy to the occupants of No.66. The rear extension will not infringe a 45 degree line off the neighbouring windows and with regard to No.62 there is also an existing single storey garage/outbuilding between the windows and the proposed extension. Therefore, the single storey extension will not lead to a loss of outlook or be unduly dominant on the adjoining properties

The side extension will have no impact upon amenity of No.62. However, the proposed extension is site between 0.1 and 0.2m from the side boundary with No.66. No.66 has a narrow window to what appears to be a kitchen area, although analysis of plans submitted for an application at No.66 in 2017 suggest this has a more open plan habitable room arrangement. However, there is another window to this area in

the rear elevation to provide light and outlook to the room and the current outlook from the side window is limited due to its high level and proximity to the side boundary. Therefore, on balance it is not considered that a reason of refusal could be upheld on the ground of loss of outlook and light to this window.

In summary, on balance the proposed development is not considered to be harmful to the character of the area nor would it have an adverse impact on the residential amenity of the adjoining occupiers. The proposed development complies with adopted planning policy in the Arun Local Plan 2003 and the Pagham Village Design Statement.

Therefore, the proposed development is therefore recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

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 C9/0132/00 location and block plan, C9/0132/01 existing plans, C9/0132/02 existing elevations, C9/0132/04 proposed elevations & C9/0132/05 proposed plans.

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 walls (except areas shown as weatherboarding) and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District 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.