

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

REF NO: P/3/26/HH

LOCATION: Commonmead Barn
Pagham Road
Pagham
PO21 3PY

PROPOSAL: Single storey rear/side extension, including the installation of solar panels. This application may affect the setting of a Listed Building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

P/141/23/HH	Provision of 2 bay carport.	ApproveConditionally 12-02-24
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REPRESENTATIONS

Pagham Parish Council - No objection.

1 objection received for the following reasons:

- The extension is not in keeping with the rural / agricultural setting.
- The west elevations would be visible.
- There are no dimensions on the plans.
- The plans do not show the recent detached garage for scale.
- The loss of a large mature tree.
- We have not noticed the yellow planning application sign.

Concerns regarding the dimensions on the plans have been noted and all plan measurements have been checked.

Concerns regarding the loss of a large mature tree have been noted and there are no TPOs within the site and it is not in a conservation area. The applicant has proposed within the submitted heritage statement that a new tree would be planted. A site notice was put up on 20 January 2026 on the entrance gate to the site, fronting Pagham Road.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER

The Asset

Commonmead Barn is a converted barn which has flint and brick walls and a pitched slate roof. It has modern window openings and what looks to be a later single storey rear extension. The original threshing opening is visible. Of note is the date of construction or alteration in the wall. It forms part of a group with neighbouring barns.

Whilst Commonmead Barn has already been converted to residential use, it would appear that it maintains a strong rural, agricultural appearance (based on the information provided). The simple appearance of the building contributes towards its significance.

As you are aware, barns were not originally intended for residential occupation. Consequently, any proposals, whether as part of the initial conversion or subsequent alterations, should avoid the introduction of overtly domestic features, in order to preserve the building's character and setting.

The Proposal

The proposal is for a single storey rear/side extension, including the installation of solar panels.

The extension adopts a modern appearance, allowing it to be clearly read as a contemporary addition. Although modest in scale, it incorporates a lightweight glazed link, enclosing it to create further accommodation. As a result, this element would be visible from the front of the property. These changes would have a neutral impact upon the setting of the listed buildings and would not affect the way in which its significance is currently experienced and understood.

The extension is set away from the rear elevation of the former agricultural building so that the historic structure remains legible and appreciated. This approach ensures that the majority of the historic fabric remains untouched, which is considered a positive response to the building's significance. It is also screened from the listed building by a neighbouring barn like structure.

While a new opening is required in the northern elevation to allow access to the extension, only a small amount of original brick and flint will be lost. It is positive that the salvaged material will be incorporated into the rebuilt western wall.

Rebuilding the wall is a logical step and allows the extension to sit comfortably against the west elevation in a sympathetic manner. The success of this element will depend on the close matching of materials and construction quality, particularly with regard to the flintwork.

For the slim, lightweight aesthetic of the proposed design to be successful, details such as the glazing must be finely proportioned. Standard bifold doors, which typically have heavier profiles, would detract from the intended simplicity and clarity of the design.

Conclusion

It is concluded that the proposal would have a neutral impact upon the non-designated heritage asset. Further, the impact of the proposed development would result in no harm to the setting of the designated heritage asset, and therefore not harm its significance. As a consequence, the application should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

POLICY CONTEXT

Built Up Boundary Area.

Within an area with potentially high ground water.
Pagham Harbour Zone B.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached former agricultural building, converted to residential use located at Commonmead Barn, Pagham Road. This application seeks planning permission for the construction of a single storey rear/side extension, including the installation of solar panels.

The proposed development is sited within a rural area characterised by a variety of detached dwellings of varying height and bulk. The surrounding context has a strong agricultural character, including a Grade II listed building to the north (Rookery Farmhouse), which contributes to the heritage setting of the area. The proposed extension would partially replace existing outbuildings.

The proposed single storey side/rear extension would adjoin the host dwelling via a glazed linkway and would have a depth of 17m and a width of 5.3m and would be a substantial increase in the footprint of the dwelling. The flat roof design is staggered such that the roof to the western flank would have a height of 2.8m and an eaves height of 2.5m, whilst on the eastern flank the roof would have a maximum height of 3.4m and an eaves height of 3m.

Contained within the northern flank of the roof would be nine lantern rooflights with a height of 2.9m on the western flank and a height of 3.6m on the eastern flank.

It is noted that the single storey side/rear extension would significantly exceed the 3.3m depth guidance as set out in the ADG; however, it has been designed to maintain the integrity and character of the existing built form as a former agricultural building. Its low staggered height and positioning would ensure it reads as a secondary addition rather than an enlargement that competes with the host dwelling. A width of 5.3m would be visible from the street scene, however the majority of the mass would not be publicly visible, and the extensive use of glass would maintain an element of visual subservience of the proposal.

Given the generous plot size and existing large garden, the proposal would not appear overdeveloped or erode the rural character of the area. Furthermore, the proposed materials reflect a modern agricultural design style and would integrate in a contemporary way ensuring the proposal would not detract from the

established character of the host dwelling or area. The proposal would partly replace existing built form and would extend alongside an outbuilding of the neighbouring property.

On balance, while the footprint is greater than the guidance the overall design, proportions, siting, and relationship to the host dwelling ensure that the extension remains subservient and would not detract from the character of appearance of the property or surrounding area and would therefore be considered to be in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

On the southern, eastern, and western elevations, the proposal would have large areas of full height triple glazing inclusive of clerestory windows, sidelights, French doors and three sets of frameless slide and stack door that would be finished in dark grey slim profile powder coated aluminium frames. To ensure that the windows and doors are finely proportioned and would not detract from the intended simplicity and clarity of the design, a condition is attached to this planning permission to require details of the windows and doors to be submitted and approved in writing by the Local Planning Authority prior to their insertion.

The proposed development walls would be finished with masonry mortar and red brick leaf to match the existing brickwork or SIPs clad with a light grey metal cladding. A select area would be clad with a slim profiled horizontal cedar cladding to match the underside of the proposed extension eaves. On the western elevation the proposal would incorporate a rebuilt boundary wall using on-site salvaged red brick and flint to match the existing and a re-built wall would use a lime-based mortar mixed to match the existing. Whilst in principle this approach is acceptable, to ensure that the rebuilt wall would be a sympathetic addition, it is reasonable to attach a condition to this planning permission to require details of the flintwork in the form of a 1 square metre sample panel including the mortar mix to be constructed on site, to ensure the flintwork and mortar mix would be appropriate for the context of the application site.

The proposed roof of the extension would be finished with light grey seam metal cladding with the underside of the eaves being clad in timber. It is noted that the modern design and materials would contrast with the historic agricultural building form and therefore allow the addition to be read as a modern subservient extension. On balance, the proposed materials would reflect a modern agricultural style and would therefore integrate in a contemporary way with the host dwelling.

The proposed boundary treatments would retain the existing materials and finishes, with a re-built flint and brickwork wall to an adjusted location on the western elevation serving the proposed link entrance to the single storey side/rear extension. The existing vehicle access and hard standing would be retained, with paved areas reusing existing flagstones and supplementing with matching where necessary. Any new or extended retaining walls would be constructed to match the existing walls, ensuring a consistent and cohesive appearance that would not detract from the established character of the host dwelling or area.

While Pagham does not have a 'made' Neighbourhood Development Plan it does have a Parish Design Statement. The proposal is in Area 6 (Pagham Road) which states traditional materials should be used where appropriate to be in keeping with existing building to preserve the character of area. Therefore, the proposed use of salvaged materials would be considered to support the Pagham Parish Design Statement and be in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

The proposal seeks the installation of an array of solar panels to the south elevation of the roof plane. The proposed solar panels would be integrated sympathetically with the roof and would not be visible from the street scene. It is noted that the detached carport has existing solar panels and that the proposal would replace existing ground floor solar panels and as such, the proposed solar panels within the roof plane would not result in harm to visual amenity of the area.

The proposal would alter the scale and appearance of the dwelling, resulting in a larger and more modern form to the rear of the property. However, given the varied size, design, and bulk of neighbouring properties, and that the modern appearance of the extension would not detract from the character of the existing built form, the development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the host dwelling or street scene. The proposal is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single storey rear/side extension would be set in approximately 15.5m from the western front boundary, set in approximately 33.5m from the southern side boundary, set in approximately 9m from the eastern rear boundary and set in approximately 1m from the northern side boundary. Furthermore, the proposed extension would be constructed adjacent to the existing outbuilding of Rookery Farmhouse, a significant distance from the neighbouring dwelling itself. Given the large separation distances from neighbouring dwellings and the compliance with the ADG 1m side boundary guidance, the proposed single storey rear/side extension would not result in harm to neighbouring residential amenity by way of overshadowing or overbearing impacts.

The proposed fenestration within the extension would have an outlook of the host dwelling's front and rear amenity. No fenestration is proposed within the northern elevation of the extension. As such, given the siting of the proposed fenestration and the maintained separation distances between the extension and neighbouring properties, the proposal would not result in any loss of privacy or overlooking to neighbouring dwellings.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

HERITAGE

The host property is sited to the south of a Grade II listed building (Rookery Farmhouse). As such, the proposal may affect the setting of this designated heritage asset and historic environment and therefore needs to be consideration under Arun Local Plan policies HER DM1 and HER SP1 and the National Planning Framework (NPPF).

Paragraph 207 of the NPPF (2024), states when determining any planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 212 of the NPPF (2024), states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Council's Conservation Officer was consulted on this proposal and concluded the proposal would have a neutral impact upon the non-designated heritage asset and would result in no harm to the setting of the designated heritage asset, and therefore not harm its significance. However, it was noted that the building has a strong agricultural appearance which contributes to its significance and therefore it would be reasonable to attach conditions to preserve the building's character and setting.

A Heritage Statement was submitted with the application confirming that the proposed materials have

been considered and are designed to complement both the traditional and contemporary agricultural appearance. Existing materials would be salvaged and reused wherever possible, with new materials matched to preserve the character of the dwelling and its surroundings. In addition, modern finishes would reflect the contemporary agricultural style of the area.

On balance the proposed single storey side/rear extension would be suitable in design, form, scale, colour, and appearance. The use of materials to match the existing and complement the modern agricultural style would ensure the proposal integrates well with, and is sympathetic to, the host dwelling and its setting. Furthermore, given the large separation distances between the proposal and the neighbouring dwellings, the proposed development would not result in harm to the setting of nearby Grade II listed building and is in accordance with Arun Local Plan policies HER DM1 and HER SP1 and the NPPF.

TREES

The proposal would result in the loss of a tree to facilitate the construction of the single storey extension. There are no Tree Preservation Orders within the application site and the application site is not in a conservation area. As such, the tree to be removed is not afforded any protection.

The submitted proposed site plan (drawing number 846/PL101 Rev A) indicates that a replacement tree shall be planted in between the proposed extension and existing gazebo. Although the existing tree is mature, it is not a protected tree and as such, it is not reasonable to attach a condition to require the planting of a replacement tree in this instance.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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.

CIL DETAILS

This application is not CIL liable.

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 Site Location Plans PL100A.
- Proposed Site Plan PL101.
- Proposed Ground Floor Plan PL102.
- Proposed Roof Plan PL103.
- Proposed Sections PL104.
- Proposed Elevations PL105.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 No development shall take place until a sample 1 square meter panel of flintwork has been constructed on the site including the mortar mix. This section will be inspected by the Local Planning Authority's Conservation Officer and photographic evidence of the sample panel including details of the mortar mix will be submitted to and approved in writing by the Local Planning Authority. Once approved, the work can proceed, and the details so approved will be used within the construction of the development.

Reason: To preserve the appearance and special character of the building for the future in accordance with Arun Local Plan policies HER SP1 and HER DM2 and the NPPF.

- 4 Prior to their insertion details of the windows and doors including their design/appearance (including elevation), specification, glazing bars, glazing (system), method of opening, decorative/protective finish (i.e. stain/paint and colour) and location within the reveal, in the form of drawings and sections of an appropriate scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors are installed.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with Arun Local Plan policies HER SP1 and HER DM2.

- 5 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 6 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.