

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

REF NO: P/42/21/HH

LOCATION: 3 West Front Road
Pagham
PO21 4SY

PROPOSAL: Detached garage & outbuilding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

No letters of representation received from adjoining properties.

Parish Council: No objection

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Engineers (Coastal Protection): No response.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary
Area of Character

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
HERDM4	HER DM4 Areas of Character
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
NPPDG	National Design Guide

CONCLUSIONS

The key policies considered is D DM1 of the Arun Local Plan. Pagham has a Village Design Statement with the property located within the Beach Estate.

DESIGN AND VISUAL AMENITY

The proposal will construct a detached garage would be located at the front and outbuilding would be located at the rear of the dwelling.

The garage will have a depth of 5m, 5.5m wide with pitch roof. The outbuilding would be at the rear of the garage adjacent to the side boundary. The materials would match the garage render and colourwash. The structures would match the appearance of the existing garage. There are a number of other garages in the street scene, with many located similar to that proposed, to the front boundaries of the properties. The proposed is not considered to appear adversely out of character with the street scene. The outbuilding would not be visible from the street scene.

As such the proposal is not deemed to result in adverse harm upon the street scene and accord with D DM1 of the Arun Local Plan.

The front of the property is paved and allow for existing vehicular access and therefore no further works would be required to enable vehicular access.

RESIDENTIAL AMENITY

The outbuilding would be located adjacent to the adjoining property and the garage would be located at the front. Due to the siting and scale of the garage and the outbuilding, it is not considered to result in harm upon neighbouring occupiers by way of overbearing or overshadowing or overlooking and accord with D DM1 of the Arun Local Plan. Similar impact from a 2m permitted development fence could occur as the outbuilding.

AREA OF CHARACTER

The property also falls in an Area of Character. The listing notes the estate is characterised by a wide range of individually designed properties. It is not considered the addition of a garage and the outbuilding would appear adversely out of character with the area and materials would reflect the coastal location matching the host dwelling and as a result the proposal is not considered to give rise to any harm upon the character of the area and accords with HERDM4 of the Arun Local Plan.

FLOOD RISK

In close proximity to the Flood Zone 2 and 3 it is not deemed to increase flood risk.

SUMMARY

The proposed development is deemed to comply 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure may be required (dependant on any exemptions or relief that may apply).

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 Plan & Block Plan
Proposed detached garage elevations and floor plans: Sheet of 1 of 2
Proposed detached outbuilding elevations and floor plans: Sheet 2 of 2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDMI of the Arun Local Plan.
- 3 **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.