

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

REF NO: P/43/20/HH

LOCATION: 7 Barons Mead
Pagham
PO21 4SF

PROPOSAL: Single storey rear and side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a rear and side extension.

REPRESENTATIONS

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

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Pagham has an emerging Neighbourhood Plan with policy 1 of relevance.

DESIGN AND VISUAL AMENITY

The development is situated to the rear and side and therefore part will be visible from the street scene.

There is an existing garage and outbuilding to the side of the property which will be removed and replaced with a side extension.

This is modest in size and appears subservient to the host dwelling, set slightly back from the principle elevation. It will have a lean to roof with eaves to match the host dwelling. Materials will match existing to ensure it appears well integrated.

The proposed development due to its size and siting is not considered to impact upon the appearance of the street scene and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The side extension will have a width of 1.5m and run along the side elevation, retaining around 2.2m to the rear elevation. The rear extension will have a depth of 3m which will reduce to 1.45m as it extends to the northern boundary. This will have a flat roof with a height of 2.5m.

The rear extension will sit at the boundary adjoining 5 however this does not extend the neighbouring property and due to its modest height, the addition is not considered to give rise to adverse overbearing or overshadowing. Around 2.5m is retained from the extension to northern boundary and is not considered to give rise to adverse impacts to the neighbouring property at this elevation.

There will be 2 windows to the side elevation. This will replace a window and a door and whilst it will look towards the neighbouring property, at single storey it is not considered views are additional to that which can already be achieved and is not considered provide adverse overlooking. Doors to the rear will overlook the garden of the host dwelling.

Due to the design and siting of the development, it is not considered to harm amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is accord 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

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
- Proposed Elevation and Block Plan - June 2020
 - Proposed Ground Floor Plan
 - Sections

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 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.