

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

REF NO: P/44/18/HH

LOCATION: 3 Payne Close
Pagham
PO21 4QA

PROPOSAL: Loft conversion including rear side dormer window.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RESIDENTIAL DEVELOPMENT N/A

DENSITY (NET)

RELEVANT SITE HISTORY

P/60/14/HH	Proposed loft conversion and repositioning of the front door. Resubmission of P/4/14/	Refused 27-08-14
P/4/14/	Conversion of loft with flat roof dormers to the front and side elevation and move front door.	Withdrawn 10-03-14
P/89/03/	Rear extension and removal of conservatory.	ApproveConditionally 08-10-03
P/66/83	Open Car Port For Weather Protection	ApproveConditionally 22-06-83

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council

Pagham Parish Council: Object to the proposed conversion:

Councillors noted that a previous application in similar terms had been considered in 2014 and had been refused. It is further noted that the Local Planning Authority had objected to the proposals in 2014 under

ref: P60/14/HH as it was not in keeping with GEN7 Arun Local Plan 2003 and D DM1 and D SP1 from the emerging local plan (January 2018). and the Pagham Village Design Statement. Its not in keeping with the street scene and represents an unduly dominant and incongruous form of development which would be harmful to the character of the host property and wider area.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area

Pagham Harbour Zone B

2km Buffer for Sites of Special Scientific Interest: Pagham Harbour and Bognor Reef

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
TSP1	T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PROPOSAL:

This application seeks planning permission for loft conversion including rear side dormer window which would measure approximately 2.6 metres in depth, 6.8 metres in width and 2.25 metres in height. The proposal would incorporate 2 windows one which would serve a bathroom and the other a bedroom.

SITE CHARACTERISTICS

Semi-detached bungalow with rear extension. The property has red brickwork, concrete tiled roof with white window frames.

CHARACTER OF LOCALITY

Residential Cul-de-sac comprising semi-detached bungalows, many of which have been extended on the rear.

PRINCIPLE/POLICY:

The principle of development is acceptable within the built up area boundary in accordance with policy SD SP2 of the Arun Local Plan 2011-2031 subject to consideration against relevant development plan policies. The key Policy considerations in the determination of this application are deemed to be D DM1 and D DM4 of the Arun Local Plan 2011-2031.

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for presubmission 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.

The relevant Neighbourhood Plan is the emerging Pagham Neighbourhood Plan 2014 - 2029: From an assessment of the Neighbourhood Plan it is considered that policies 1 and 3 apply to this application.

DESIGN AND VISUAL AMENITY:

Objection has been raised by the Parish Council where they refer to previously refused application ref: P/60/14/HH where it was considered that the proposal was not in keeping with the street scene and represents an unduly dominant and incongruous form of development which would be harmful to the character of the host property and wider area.

Officers note that previous application ref: P/60/14/HH was for a much larger loft conversion including significant roof alterations and a significantly larger dormer, to the rear than the side dormer proposed by this application.

The proposed dormer would be inserted into the west roof slope and due to its size and scale would sit below the highest part of the dwelling. Therefore, officers consider that when the application dwelling is seen from the highway to the front of the dwelling the front portion would screen the proposed dormer. It is considered that some views of the proposed dormer would be available when standing at the end of Payne Close but consider that these views would be limited. As the height of the proposed dormer would be set down from the highest part of the existing dwelling (the ridge of the front portion), it is considered that the dormer would be subservient to the existing dwelling

The applicant has stated in part 11. of the application form that the external materials that are to be used would match those used in the application dwelling. Therefore it is considered that the proposed materials would be acceptable.

From an assessment of the plans and Officer's site visit the proposed single storey rear extension, would be acceptable in design terms as it would be of a size and scale that harmonises with the original dwellinghouse. Therefore the proposals would not be unduly prominent or out of keeping with the design and external appearance of the application dwelling.

As a result of the above assessment it is considered that the proposed dormer would sympathetically relate to and would be visually integrated with, the existing building in siting, massing, design, form scale and materials.

As such, it is considered that the proposed dormer window(s) would comply with Policy D DM1 and

criteria a, b, d and e of Policy D DM4 of the Arun Local Plan 2011-2031.

RESIDENTIAL AMENITY:

A small window is proposed at first floor level in the south (rear) gable end which would serve a bedroom. From the Officer's site visit and an assessment of the submitted plans it is considered that when the 45 degree rule is applied no views out over the 'primary amenity space (3 metres) directly to the rear of adjoining property numbers 2 and 4 would occur. Overlooking out toward properties to the rear of the application site would be at longer distances of over 20 metres to the nearest rear elevation.

The proposed dormer would provide 2 windows into the west elevation with 1 serving a bathroom and one serving a bedroom and would face toward adjoining property number 4. The bathroom window would have a high level fan light opening. Therefore in order to ensure that no detrimental overlooking would occur a condition would be applied to any grant of permission requiring that the window be obscurely glazed and non-opening to a height 1.7 metres above the floor of the room that it serves. The proposed bedroom window is a high level window that Officers consider would not allow detrimental levels of overlooking toward adjoining property number 4.

It is therefore considered that no detrimentally harmful overlooking would occur to the occupiers of adjoining and neighbouring properties.

Due to the size, scale and siting of the proposal it is considered that it would not have an overbearing impact on the occupiers or adjoining properties, in particular number 4.

Officers consider that the proposal would not have a detrimental impact on the occupiers of adjoining and neighbouring properties with regard to, overlooking, overshadowing, overbearing effect and loss of light/sunlight.

As such it is considered that the proposal would comply with policies D DM1 and D DM4 criterion 3. of the Arun Local Plan 2011 - 2031.

PARKING AND HIGHWAY SAFETY:

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted the SPG - Parking Standards Arun District 2000. Development proposals should comply with the appropriate guidance as set out within these documents.

Currently there is space for the parking of 3+ cars off-road to the front of the dwelling. and garage parking. With no on road parking restrictions. The applicant has confirmed on the submitted application form that the proposed works would not affect the existing parking arrangements.

From an assessment the proposal would adhere with the West Sussex County Council guidance on parking provision. Therefore it is considered that the proposal would not have a detrimental impact on parking and highway safety.

As such, it is considered that the proposal would comply with Policy T SP1 of the Arun Local Plan 2011 - 2031.

TREES:

There are no trees which would be affected by the proposed dormer and loft conversion.

SUMMARY:

It is recommended that, having regard to the above assessment, the planning application is granted subject to appropriate and reasonable 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 .

A.01.1, A.01.3, A.01.5, A.02.2, A.02.3 and A.03.1

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policies D DM1 and D DM4 of the Arun District Local Plan 2011 - 2031.

- 3 The materials and finishes of the dormer window (except flat roof) hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun District Local Plan.

- 4 The window serving the bathroom in the dormer hereby granted in the western elevation of the building shall at all times be glazed with obscured glass fixed to be permanently non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To protect the amenities and privacy of the adjoining property in accordance with Policies D DM1 and D DM4 of the Arun District Local Plan 2011 - 2031.

- 5 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.