

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

REF NO: P/44/20/HH

LOCATION: 3 Church Close
Pagham
PO21 4NT

PROPOSAL: Two storey side extension and single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension and a single storey addition to the front.

RELEVANT SITE HISTORY

P/124/17/PDH Notification under extended permitted development rights Prior Approv not req for a conservatory from the original rear wall by 5000mm, 18-12-17 with a height of 3712mm & an eaves height of 2840mm

REPRESENTATIONS

No objection

1 letter of objection received from nearby occupier.
- The extension will overlook us and remove all privacy.
- We will lose the view of a nearby church.

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:

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Pagham has an emerging neighbourhood plan however none of the policies are relevant to the application.

DESIGN AND VISUAL AMENITY

The proposal will be situated to the front and side of the dwelling. The dwelling is situated along a small private close and therefore there are limited views from the surrounding area.

There will be a porch to the principle elevation with a width of around 5.85m. This will incorporate the side extension also. It will have a depth of 1.75m however retains 4m to the front boundary.

The porch will have a hipped roof to match that of the host dwelling. This extends beyond that of the neighbouring property however it is well integrated and not considered to appear unduly dominant upon the front elevation of the property.

A two storey side extension will be constructed with a width of 3m. This is well integrated appearing sympathetic in appearance to the design of host dwelling meeting with the ridge height. Matching materials are proposed. There is sufficient space retained to the side elevation of the dwelling in such that it does not appear as an overdevelopment on the site.

Due to the design and siting of the dwelling, it is not considered to adversely impact upon the appearance of the street scene and as such is deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The side extension is situated to the south elevation and runs along the full side with a width of 3m, meeting in line with the rear building line. This retains 5.5m to the southern boundary however there are no neighbouring properties to this side. 5m is retained to the rear boundary which increases as the garden extends to the north.

No.5 is located at angle to the rear of the host dwelling, although as a result of the siting of the properties and the separation between them, the addition is not considered to result in an adverse impact by way of overbearing or overshadowing.

There will be 3 additional windows and a door to the south elevation and 1 to the rear, although at ground floor level with views over the garden, it is not considered to provide adverse overlooking. To the first floor there is 1 window overlooking the street scene and another facing the rear which may give rise to views towards the side elevation of No.5. With the window serving a bathroom it will be conditioned that it should be obscured glazed to mitigate potential adverse overlooking to the neighbouring property.

The development is not considered to result to adverse impacts upon neighbouring amenity and as such is deemed to comply with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord with 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.

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
 - Location and Block Plan - 312/01
 - Proposed Elevations - 312/04
 - Proposed Floor Plan - 312/03

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 The first floor window to the rear eastern elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun 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.