

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

REF NO: P/44/21/HH

LOCATION: 12 Mallard Crescent
Pagham
P021 4UU

PROPOSAL: Garage conversion with replacement conservatory & internal alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Garage conversion with replacement conservatory.

REPRESENTATIONS

Pagham Parish Council - No objection.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

ART 4 DIRECTION

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)
TSP1	T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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CONCLUSIONS

PRINCIPLE

Ther main issues are design, residential amenity and the loss of the garage.

The keypolicies considered are D DM1 and D DM4 of the Arun Local Plan.

DESIGN AND VISUAL AMENITY

The proposal is to the western side elevation of the dwelling and fronts the street scene and is highly visible.

The property is a detached bungalow with an attached garage. The development will form a side extension which will encompass the garage to form habitable living space.

The properties in the street are similar in appearance although the addition is not considered to result in the dwelling appearing adversely out of character.

The glazed extension will have a hipped roof and it will reduce to form a flat roof to the rear over the garage. Whilst the addition will add bulk to the side of the dwelling, the height is set below that of the host dwelling and as such appears as a subservient addition.

The materials will be of a typical conservatory with glazed walls and white uPVC structure. It is not considered to be out of character with the existing dwelling

The proposal is not considered to result in harm upon the street scene or wider area and as such accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The addition will extend to the western side of the dwelling with a width of 3.63m. This will run along approximately the rear half of the full side elevation.

The front of the extension will be pitched to a height of 3.3m. This will reduce to around 2.3m as it reduces to form a flat roof as it extends along the rear over the garage.

This meets with the boundary to the west. Due to the siting, with sufficient distance retained to the side of the neighbouring property, it is not considered to appear overly dominant or overbearing upon amenity. In the event of an approval for this application a condition would be applied to obscure glaze the side of the conservatory facing the neighbours property and for all windows in that elevation to be fixed shut

There will be a glazed wall to the western side elevation, It is considered that a condition to ensure that the glazed wall is obscure glazed and its windows fixed shut is necessary to ensure the privacy of the next door property is maintained.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Section M refers to householder extensions. The scale, massing and positioning of extensions should be visually subservient to the existing property. It is considered the proposal complies with the Design Guide as the development appears in relation to the host dwelling.

The proposal is not considered to result in harm by way of overbearing, overshadowing or overlooking and accords with D DM1 and D DM4 of the Arun Local Plan.

LOSS OF GARAGE

The proposal will result in the loss of a garage. There is however spaces for 2 cars to the front of the property and on street parking and it is not considered to result in harm upon the highway.

SUMMARY

The proposed development is deemed to accord 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.

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 South & East Elevations dwg.no. 005
Proposed North & West Elevations dwg.no. 006
Proposed Floor Plans dwg.no. 007

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 fenestration on the western elevation of the conservatory shall at all times be glazed with obscured glass and the windows in that elevation fixed to be permanently non-opening.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 and D DM4 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.