

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

REF NO: P/50/20/HH

LOCATION: 9 Manor Park
Pagham
PO21 3JS

PROPOSAL: Alterations and extensions to dwelling alternative proposals to approval P/97/19/HH.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks alterations which involves constructing a dormer to the front elevation, alteration of roof design from hip to gable to the rear single storey addition and dormers, addition of a porch and cladding.

RELEVANT SITE HISTORY

P/45/20/HH Replacement of outbuilding.

P/97/19/HH Alterations and extensions to dwelling- including single storey front extension and new roof. ApproveConditionally
02-12-19

REPRESENTATIONS

No response.

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)

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. The proposal complies with this policy, located within the built up area boundary.

Pagham also has a Village Design Statement with the dwelling located within Nyetimber and again the proposal complies with the criteria listed.

BACKGROUND

Planning permission was granted (P/97/19/HH) for alterations including a first floor accommodation. This application seeks further alterations and therefore this report will only assess the changes which include

- An additional dormer to the front elevation.
- Alteration from hip to gable roof to the rear single storey addition and dormers.
- Alteration of porch to the front.
- Addition of cladding.

DESIGN AND VISUAL AMENITY

The alterations are to the front and rear of the dwelling and some will be visible from the street scene.

The dwelling has a pitched roof feature to the front eastern side elevation. This will move to the centre of the dwelling and will form a porch with an open canopy. This will extend around 0.45m beyond the principal elevation however as it is to remain open in appearance it is not considered to appear unduly dominant. This is slightly reduced in height from the previously approved front addition to 4m and the material will consist of a stone facing brick feature.

There will be an additional dormer to the front, although this is smaller in size than the existing and is well integrated in the roof slope. The dormers will consist of an alteration from hip to gable roof however with the change minor, it is considered acceptable.

Cedral boarding is proposed to side elevations and to the rear. The properties to the north east have some cladding to the front and therefore the material is not considered out of character. Due to the siting at the side of the property, visibility is restricted and is deemed acceptable.

The alterations are considered subservient and well integrated with the host dwelling. As such they are not considered to result in an adverse impact of the property upon the wider area and as such it accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the siting of the porch at the front of the property it is not considered to result in adverse overbearing, overshadowing or overlooking.

The dormer to the front is modest in size and set in between 2 existing dormers. This will have views of the close to the front of the property and views are not considered additional to that which is already achievable from the existing dormers.

To the rear of the property there is an existing single storey addition. This has a hipped roof however will alter to form a gable. This will add bulk however the depth will remain as existing and due to its siting and its single storey nature, it is not deemed to give rise to unacceptable overbearing or overshadowing, with a garage located to the rear forming a side elevation of the neighbouring property.

The alterations proposed are not considered to result in adverse overbearing, overshadowing or overlooking additional to that which is already achieved and accords with D DM1 and D DM4 of the Arun Local Plan.

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 Elevations and Block Plan - 2d
 - Proposed Floor Plan -3c

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 two velux windows serving a bedroom to the south 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.