

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

REF NO: P/53/15/HH

LOCATION: 8 Well Road
Pagham

PROPOSAL: Single storey rear & side extensions with internal alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposed single storey rear extension measures approximately 5.6m in width, depth of 2.3m with a maximum height of 4.5m, eaves height 2.35m.

The proposed side extension measures approximately 5m in width, depth of 6.1m with a maximum height of 4.5m, eaves height of 2.35m.

SITE AREA

Approximately 660 square metres.

RESIDENTIAL DEVELOPMENT DENSITY (NET) N/A

TOPOGRAPHY

Predominantly flat

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

Front is open with gravel area and raised beds, rear and side boundaries are enclosed by close boarded fencing approximately 1.8m in height.

SITE CHARACTERISTICS

Detached bungalow with open porch, greenhouse and wooden shed on rear south side. Parking provision to the front. The property has light brown brickwork, tiled roof with white window frames.

CHARACTER OF LOCALITY

Area of Special Character. Residential comprising predominantly detached single storey properties of various styles and designs.

RELEVANT SITE HISTORY

P/93/01/

Detached three bedroom bungalow

ApproveConditionally
04-10-2001

REPRESENTATIONS

Representations received:

Pagham Parish Council

No Objection.

1 Letter of Support

The application also involves the demolition of a previous garage structure that predates the existing bungalow, together with the provision of 2 no. on-site parking spaces.

Comments on Representations received:

Support comments noted

At the time of the officer's visit the garage had previously been demolished and the application is to consider the extensions, the provision of 2 on-site parking spaces do not require planning permission.

CONSULTATIONS

Environment Agency

Consultations responses received:

Environment Agency

The application falls within the scope of our Flood Risk Standing Advice for householder and minor extensions.

Comments on Consultation responses:

Comments noted

Completed Flood Risk Assessment submitted.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Area of Special Character

Private Street

Area of Special Control for Advertisements

Art 4 Direction

No Public Sewer

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) [DEV19](#)
 [GEN2](#)
 [GEN7](#)
 [AREA1](#)

[Publication Version of the Local Plan \(October 2014\):](#)

Extensions to existing residential buildings
Built-up Area Boundary
The Form of New Development
Areas of Special Character
D DM1 Aspects of Form and Design Quality
D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)
D SP1 Design
SD SP2 Built-Up Area Boundary
HER DM4 Areas of Special Character

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE

SPD8

Areas of Special Character

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering, Arundel; Barnham & Eastergate; Bersted, East Preston, Felpham, Ferring, Kingston, Littlehampton, Rustington and Yapton.

The Pagham Neighbourhood Development Plan has not been made.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless

material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application seeks to construct a single storey rear and side extension on the existing bungalow.

The proposed side extension will be sited on the northern side of the dwelling approximately 1.1m from the northern side boundary. It will be set in line with the front flank wall of the dwelling and will have a width of 5m, depth of 6.1m with a maximum height of 4.5m which is lower than the existing roof height.

The proposed rear extension will be sited on the western side of the dwelling and will create an extended bedroom. It has a width of 5.6m, depth of 2.3m with a hipped roof to a maximum height of 4.5m. The extensions are considered to be visually subservient to the host dwelling in terms of their size and height.

There are no properties to the rear and the property to the north No 6 is sited approximately 20m away. The immediate bungalow to the south No 10 is sited approximately 7m away. There are no windows on the south side elevation of the extension and with its single storey height and boundary fencing to a height of 2m it is not considered that the extension would give rise to a loss of outlook.

Whilst the side extension may be visible to the front it would not have a significant impact on the visual amenities of the locality, or have an adverse impact on the established character and appearance of the Area of Special Character and the residential amenities of the occupiers of the neighbouring properties.

It is therefore recommended to approve the application, subject to conditions.

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 for 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 a neutral impact has 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).

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:

Site 1:1250, Block 1:500 received on 16th June 2015.

Existing/Proposed Floor & Elevations, Proposed Roof Drg No 001 dt 22.5.15 received on 5th June 2015.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roof of the extensions hereby permitted shall match in colour and texture those of the host dwelling.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District 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.