

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

REF NO: P/54/20/HH

LOCATION: 1 The Causeway
Pagham
PO21 4PD

PROPOSAL: Single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a side extension in replacement of a garage.

REPRESENTATIONS

No response.
No representation received by 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)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

PDS	Pagham Parish Council's Village Design Statement by PaghamPC
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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 within the King Beach Estate and again the proposal complies with the criteria listed.

DESIGN AND VISUAL AMENITY

The property has a existing attached garage set back from the street scene with a covered car port to the front.

The proposal will convert the garage to habitable accommodation and extend it in depth slightly to the front north west elevation. The existing garage has a flat roof however the proposal will construct a pitch to the front.

The extension appears well integrated with the host dwelling, with the development modest in size. The proposal is set back around 8.5m from the street scene.

Due to the siting of the proposal and modest addition, it is not deemed to adversely impact upon spatial pattern or character of the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal runs along the north eastern side elevation of the dwelling, with the existing garage increasing in depth to the principal elevation by approximately 2m. Part of the existing flat roof garage will increase in height by around 0.25m to 2.75m and the extension will construct a pitched roof to the front with a height of 3.6m. The width will remain as existing at 3.6m. To the front of this, an existing car port will be retained.

To the north eastern boundary, there is sufficient boundary treatment with fencing and planting in place. There is also 3.7m retained to the boundary. As such, the proposal is not considered to give rise to an adverse impact upon the neighbouring property to this elevation.

There are no openings to the side elevation, with a door to the front overlooking the street scene.

Due to the siting of the proposal and its minor increase in size, it is not deemed to appear overbearing, overshadowing upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

Whilst the alteration will convert the existing garage, this will remove one parking space. There is however space retained for around 2-3 cars and the alteration is not considered to result in harm upon the highway or parking issues.

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
- Location, Block Plan, Proposed Floor and Elevation Plan- Sheet 1 of 2.
- Proposed Roof Plan - Sheet 2 of 2

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 **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.