

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

REF NO: P/54/21/HH

LOCATION: 28 Cardinals Drive
Pagham
PO21 4QF

PROPOSAL: Change of roof shape to pitched parapet over part of rear extension flat roof.
Extensions already approved in P/122/20/HH.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to change roof shape to pitched parapet over part of rear extension flat roof. (Extensions already approved in P/122/20/HH).

RELEVANT SITE HISTORY

P/122/20/HH	Single storey rear extension to form kitchen/diner/lounge and utility area with bike store.	ApproveConditionally 26-01-21
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REPRESENTATIONS

Pagham Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
Tree Preservation Order
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest

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:

NPPDG	National Design Guide
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 a Village Design Statement with the property located in Area 4, Eastern Pagham.

DESIGN AND VISUAL AMENITY

The dwelling is a single storey detached bungalow situated to west of Cardinals Drive. The property is constructed of brick with a tiled pitched roof. There is garden area to rear (west) and driveway to front (east). The neighbouring properties are 26 Cardinals Drive to north and 30 Cardinals Drive to South. The surrounding area is residential in character and contains properties of similar design.

The proposals are to change roof shape to pitched parapet over part of rear extension flat roof. Due to the siting of roof changes at rear (west) of property it is not visible from street scene so does not adversely impact street scene or wider area so complies with policy D DM1 and D DM4 of the Arun Local Plan.

The proposals have a width of approximately 6.61m and a height to parapet roof of approximately 3.13m. Due to the design of parapet roof it visually integrates with the dwellings pitched roof so complies with policy D DM4 of the Arun Local Plan.

The materials will match existing main roof of property and consist of roof tiles so comply with policy D DM1 and D DM4 of the Arun Local Plan.

Arun adopted a Design Guide. It states roofs of extensions must preserve neighbouring amenity by avoiding designs which result in excessive visual intrusion and/or the blocking of light into surrounding properties. The roof design will not give adverse visual intrusion or blocking of light so will comply. It also states that development should be subservient to main property and this complies in terms of scale and size.

Due to the design and siting of the proposals it complies with policy D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposals will have a width of approximately 6.61m and a height to parapet roof of approximately 3.13m. Whilst the height to 3.13m will increase over the existing approved flat roof extension height (around 2.7m), it will not give rise to adverse overshadowing or overbearing effects on neighbouring

property number 30 to south due to the siting of the extension roof positioned beyond the building line to south.

Due to no new windows proposed in parapet roof there is no harm to overlooking to neighbouring properties to south or north so complies.

Due to no adverse harm to overshadowing, overbearing or overlooking effects to neighbouring properties the proposals comply with policies 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:
Location and Proposed Block Plans 0820 CD Lo
Existing Ground Floor Plan & Roof Plan Existing Elevations 08-20 CD Pa

Proposed Ground Floor Plan & Roof Plan Proposed Elevations 08-20 CD Pb

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.