

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

REF NO: P/57/18/HH

LOCATION: 8 Cardinals Drive
Pagham
PO21 4QF

PROPOSAL: Single storey front & rear extensions & 2 No. velux rooflights to south elevation
(re-submission following P/9/18/HH).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey front and rear extension.

RELEVANT SITE HISTORY

P/9/18/HH	Single storey front & rear extensions & roof conversion to include 5 No. roof windows.	Refused 06-04-18
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council

Parish Council provided no objection although noted concern of overlooking depending on the purpose of the velux roof windows, which was unclear from the submitted papers.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up Area Boundary
PD Restriction
Open Plan Condition

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

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 proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Pagham has an emerging local plan with Policy 1 and 3 considered relevant to the determination of the application. Pagham also has a village design statement which is relevant to the application.

This application is a resubmission of P/9/18/HH which was refused. This application addresses some of the issues for refusal by reducing the size of the proposal. The roof height of the rear extension is reduced from a 6.1m gable roof to a 3.4m flat mansard roof with lantern.

DESIGN AND VISUAL AMENITY

The application seeks to construct a single storey extension to the front and rear of the property and as such part of the development will be visible from the street scene.

A front extension will be constructed with a depth of 3.1m and a total height of around 4.4m and will match in size and appearance to an existing front projection. The height of the extension to the rear has been significantly reduced in height compared to the previous application P/9/18/HH and is not visible from the street scene. Due to the modest size and matching materials of both the front and rear extension, the development is subservient to the host property and is not considered to impact upon the spatial pattern or character of the wider area and is in accordance with the DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the location of the proposed front addition it is unlikely to give rise to any impact upon the neighbouring amenity with an additional window overlooking the street scene. The proposed rear extension will have eaves matching that of the existing dwelling and a mansard roof of height 3.4m with roof light. Due to its modest height and given the siting of the proposed extension and the separation distance it is not considered that the proposed extension will be unduly dominant upon the occupiers of No.10.

Two roof lights will be installed to the southern elevation however due to their height will not give rise to any loss of privacy. Two windows will also be installed with one to the side of the front extension and one to the existing garage however it will be obscured as shown on the plan and due to their siting is unlikely to give rise to any loss of privacy to the neighbouring amenity. Bi fold doors will also be installed to the rear extension and garage however with 27m to the rear boundary it is not considered to give rise to any

overlooking.

Due to the location and size of the proposed front and rear extension, the proposal is not considered to give rise to any adverse impacts upon the neighbouring amenity and is in accordance with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

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
 - Block plan - DH1b Rev A
 - Proposed Elevations - DH003
 - Proposed Ground Floor and Roof Plan - DH004

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.