

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

REF NO: P/58/18/HH

LOCATION: 42 Sea Lane
Pagham
PO21 4UJ

PROPOSAL: First floor dormer extension to front, single storey rear extension & infill porch below existing roof overhang at front.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to add a small pitched roof dormer to the front to match the existing and to add a small porch within the existing gable feature. At the rear a single storey flat roof extension is proposed which will be 3 m in height next to the existing conservatory and projecting out no further than the conservatory.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front wall c 1.2 with higher piers At rear i.8 m lose boarded fence on all boundaries and out building c2.5m high to the ridge across whole of rear boundary.
SITE CHARACTERISTICS	The property is a bungalow set back from the boundary with Sea Lane by approx. 16m. The front garden provides off road vehicle parking. The dwelling is set back by 4m from the front building line of the two neighbouring properties but has a similar rear building line albeit with a centrally sited rear projecting conservatory. It has a pitched roof with the ridge aligned parallel to the road with a small pitched roof dormer to the front and a large flat roof dormer across the rear. There is a gable feature at the front. There is a conservatory at the rear.
CHARACTER OF LOCALITY	This is a residential area located between the Pagham shops to the Southeast and Church Farm Caravan Park to the Northwest. Sea Lane is a dual carriageway with a grassed central reservation planted with trees and shrubs. The street is characterized in the main by bungalows in a variety of designs, many with extensions into the roof space. Next door no 40 has small rear/side extension hard on the boundary.

RELEVANT SITE HISTORY

P/120/14/HH New dormer to north facing elevation.

P/67/13/ New roof extension, single storey front extension and ApproveConditionally
widening existing vehicle cross-over. 01-10-13

Noted

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council
no objection

COMMENTS ON REPRESENTATIONS RECEIVED:

noted

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Within the built up area.

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
DEV19	Extensions to existing residential buildings

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

SD SP2	Built -Up Area Boundary
D DM1	Aspects of Form and Design Quality
D DM4	Extensions & Alterations to Existing Buildings
D SP1	Design

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.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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. 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: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

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).

The Pagham neighbourhood Plan has not yet been made however policies 1 and 3 have been considered due to the stage the PNDP has met.

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 dormer on the front will match the existing and balance the appearance of the front elevation and the porch will be contained within the existing footprint so there will be no adverse impact on the street scene.

As there is the existing conservatory between the rear extension and the neighbouring property to the east the rear extension will have no impact on that property and due to the orientation of the properties, the existing boundary treatment and the existing extension at number 40 there will also be no impact on that property. The outbuilding at the rear of the application site will screen any views from properties to the rear.

As such the development complies with policies GEN7 and DEV19 of the Arun District Local Plan and policies D SP1, D DM1 and D DM4 of the emerging Arun Local Plan 2011-2031 and not yet made policies 1 and 3 of the PNDP.

HUMAN RIGHTS ACT

FOR APPROVAL

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: site plan, existing elevations, proposed elevations, existing ground floor plan, existing first floor plan, proposed ground floor plan, proposed first floor plan, existing and proposed roof plans

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roof of the dormer and walls of the porch and rear extension hereby permitted shall match in colour and texture those of the existing building(s).

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.