

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

REF NO: P/58/21/HH

LOCATION: 21 Barons Mead
Pagham
PO21 4SF

PROPOSAL: Single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey side extension.

RELEVANT SITE HISTORY

P/8/13/ Single storey extension. ApproveConditionally
04-04-13

REPRESENTATIONS

Pagham Parish Council - No Objection.

1 letter of objection received from nearby occupiers:
- concerns over loss of light

This will be dealt with below.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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

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:

SPD13	Arun District Design Guide (SPD) January 2021
PDS	Pagham Parish Council's Village Design Statement by PaghamPC

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 2, Kings Beach Estate.

DESIGN AND VISUAL AMENITY

The dwelling is a semi-detached bungalow constructed from light brick with a pitched tiled roof. It is located to the west of Barons Mead cul-de-sac. There is a conservatory to rear, garden area to rear (west) and driveway to front (east). The boundary treatment is wooden panelled fencing to rear. The neighbouring properties are number 19 to south and number 23 to north. The surrounding area is residential in character and has properties of similar design.

The proposals are for a single storey side extension to north elevation. The extension will part infill the north elevation of property to leave 2.03m remaining to front principal elevation (east) and 4.14m remaining to rear principal elevation (west). There is around 0.80m remaining to northern boundary fence. The proposal will have a pitched roof at the front (east) and a flat roof behind along part of north elevation. The roof design is visually integrates with the property so complies with policy D DM4 of the Arun Local Plan.

The proposal will have a width of approximately 8.41m and depth of 1.70m. The height to pitched roof will be approximately 3.72m and to flat roof will be approximately 2.86m (3.01m to top of roof light).

There will be a new front door on the east elevation of the extension facing the driveway to east and new door on west elevation facing garden to rear. There will be 2 new rounded port hole windows and 1 square window on northern elevation of extension facing the boundary. There will also be 3 roof lights.

Arun recently adopted a Design Guide. It states development should be subservient to the main property and this complies in terms of scale and size. It also states in streets characterised by small gaps between buildings, extensions must not close important gaps in the street scene by leading to a terracing effect, or remove existing external access from front to back gardens. Whilst the proposals being within 1m of north side boundary do not comply, there is a gap of around 0.70m remaining to boundary so this is acceptable.

The materials will match existing dwelling and consist of brick walls, pitched roof tiles of plain concrete tiles to match existing pitched roof, G.R.P flat roof materials, and double glazed UPVC windows and doors so comply with policy D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposals has a width of approximately 8.41m and depth of 1.70m. The height to pitched roof will be

approximately 3.72m and to flat roof will be approximately 2.86m (3.01m to top of roof light). The extension is to the north elevation so will face neighbouring property at number 23. Whilst there is some increased risk to overshadowing or overbearing effects, the extension being at single storey and a gap of 0.70m remaining to northern boundary will not give rise to adverse harm to overshadowing or overbearing effects so is acceptable.

The proposal will have 2 small 'port hole' rounded windows and 1 square window in the north elevation. Whilst these will increase risk of overlooking to neighbouring property number 23, it will not cause adverse harm to overlooking due to the small size of port hole windows and the position of the windows leaving 0.70m gap remaining to northern boundary so will reduce effects of overlooking to neighbouring property number 23 to north.

Due to siting of new front door on eastern elevation of extension and location of road to east there is no harm to overlooking to neighbouring properties to east.

Due to siting of rear door on western elevation of extension, there is large gap of 16m remaining to rear boundary so there is no adverse harm to overlooking to neighbouring properties to west.

The proposed extension is not considered to result in harm upon amenity by way of overbearing, overshadowing or overlooking and accord with 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 Block Plan
Site Plan SP. 01
Proposed Floorplan PR,FP 01
Proposed Elevations PR.EL. 01
Existing Floor Plan E.FP 01
Existing Elevations EEL. 01
Section AA and Specification SE.AA.01

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.