

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

REF NO: P/59/19/HH

LOCATION: 10 East Front Road  
Pagham  
PO21 4SU

PROPOSAL: Single storey front extension following demolition of covered deck area. Addition of 4 velux windows and conversion of existing rear roof from hip to gable end.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      The application seeks to demolish an existing covered porch area and construct a front extension. To the rear, the roof will alter to form a gable end.

**RELEVANT SITE HISTORY**

|          |                                                                      |                                  |
|----------|----------------------------------------------------------------------|----------------------------------|
| P/67/12/ | Removal of existing garage and construction of new garage/boat store | ApproveConditionally<br>03-10-12 |
|----------|----------------------------------------------------------------------|----------------------------------|

**REPRESENTATIONS**

**REPRESENTATIONS RECEIVED:**

Pagham Parish Council  
No objection.  
No representation received from nearby occupiers.

**CONSULTATIONS**

Natural England

**CONSULTATION RESPONSES RECEIVED:**

Natural England - No objection

**POLICY CONTEXT**

Designation applicable to site:  
Built up area boundary  
Area of Character

**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) |
| SDSP2  | SD SP2 Built-up Area Boundary                           |
| DSP1   | D SP1 Design                                            |
| HERDM4 | HER DM4 Areas of Special Character                      |
| HERSP1 | HER SP1 The Historic Environment                        |

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**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. The key policies considered are D DM1, D DM4 and HERDM4 of the Arun Local Plan.

Pagham has an emerging Neighbourhood Plan however none of the policies are relevant to the application.

**DESIGN AND VISUAL AMENITY**

The bulk of the proposal is situated to the front of the dwelling, however the property is set back 17.5m from the street scene and there is also a fence of approximately 1.8m which runs along the front boundary again restricting the view that is available.

The front extension consist of 2 gable roofs. These appear well integrated and sympathetic in appearance to the host dwelling with an existing gable addition already in place. Due to the property being set back from the street the additions are not considered unduly dominant and do not extend beyond the principal elevation of the neighbouring properties. The properties in the area are varied in style and design and the alterations proposed are not considered to result in the dwelling appearing out of character. Cladding is also proposed however with the various material evident within the area it again is not considered out of character.

The proposal is not considered to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

**RESIDENTIAL AMENITY**

The extension will increase the depth of the dwelling by a maximum of 4.5m to the north east elevation and 3.05m to the north west. The extension will have 2 gables roofs of height 3.3m and 2.9m of which the smaller will match the existing front addition.

To the rear, the roof design will also alter to form a gable end. This will not increase in depth however will increase the height. The height will increase to 3.85m with eaves remaining as existing. As a result of the design it slopes away from neighbouring properties and is not considered to appear adversely overbearing or overshadowing upon neighbouring amenity.

There will be an additional window to the west elevation looking towards No.8 which also a window in existence at this elevation, however at ground floor level and approx. 4m separation it is not considered overlooking would be additional to that which is already possible from the covered porch area.

4 rooflights will also be installed to the front elevation however due to their height above ground floor level, it is not considered to result in adverse overlooking.

The proposal is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

#### **AREA OF CHARACTER**

The dwelling falls within an Area of Character. The proposal will be set back from the street scene and is modest in size. It is not considered to result in the dwelling appearing out of character with Pagham Beach Estate and as a result the proposal is not considered to give rise to any harm upon the character of the area and accords with HERDM4 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 - July 2019
  - Existing and Proposed Floor Plan
  - Existing and Proposed Elevations
  - Existing and Proposed Elevations
  - Existing and Proposed Roof Plan

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.