

PLANNING APPLICATION REPORT

REF NO: P/61/09/

LOCATION: 91 West Front Road
Pagham

PROPOSAL: Demolition of garage, single storey extension including garage. Resubmission following P/18/09.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 855 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Ranch style fencing approximately 1m high surrounds the perimeter of the front of the site.
SITE CHARACTERISTICS	The site is a detached bungalow dwelling with brick faced elevations, upvc glazing and a brown tiled roof. There is a detached garage to the front of the dwelling, located adjacent to the western boundary.
CHARACTER OF LOCALITY	The site is located in a residential Area of Special Character, with predominantly detached bungalows and chalet style properties.

RELEVANT SITE HISTORY

P/18/09/	Demolition of garage - single storey extension inc. garage.	Refused 28-04-2009
P/121/73	Garage	Approve Cond 24-10-1973
P/136/78	Renewal of temporary permission P/121/73 for garage	Approve 11-10-1978
P/130/79	Alteration and extension including recladding and new pitched roof new porch claks and chimney stack	Approve Cond 14-11-1979

P/73/83

Bungalow and garage and demolition of
existing bungalow and garage

Approve Cond
03-08-1983

REPRESENTATIONS

Representations received:

Pagham Parish Council

Objection:

Members felt that their objections relating to P/18/09/ had not been fully addressed by this amended application. It was felt that, by virtue of the much increased footprint, the proposed new extension still tended to dwarf and dominate the flanking properties. Notwithstanding the much improved roof profile the planning considerations in respect of DEV19 'not visually subservient' and 'overbearing on neighbouring properties' were still felt to be particularly relevant.

Pagham Beach(Holdings)Ltd:

The company makes no objection to this application per se, although the proposal which also incorporates the formation of a courtyard enclosure, represents gross over-development of the site and achieves a plot ratio that would be an unwelcome precedent.

The Local Planning Authority should be reminded that the site adjoins the foreshore which is an SSSI, and an informative be included stating that under no circumstances should materials be stored on the foreshore, or disturbance of the vegetated shingle be permitted. It is also suggested that the District Council removes permitted development rights if it is minded to approve this application.

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area
Area of Special Character
Protected Coastal Area
Private road

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:

[GEN2](#)
[GEN7](#)
[DEV19](#)
[AREA1](#)

Built-up Area Boundary
The Form of New Development
Extensions to existing residential buildings
Areas of Special Character

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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

This application seeks to construct a single storey 'L shaped' extension to the front of 91 West Front Road, Pagham. The proposed extension would measure approximately 9.3m in width, 13.1m in length, and 5.1m in height. The development would also involve the demolition of an existing detached garage located on the western side of the site.

This application is a resubmission, and follows a previous application for a similar scheme. This was refused on the grounds that it would detract from the symmetrical appearance of the bungalow and would be out of character and detrimental to the visual amenities of the area, which is defined as an Area of Special Character.

At present the most forward flank of the property is located some 37m away from Harbour Road, the highway which provides vehicular access to the site. The proposal would see the construction of an extension which would extend from the eastern side of the front of the property by some 13m.

The addition of an extension of such length would result in a significant encroachment towards the front boundary of the site, and as such is deemed to represent an obtrusive addition to the street scene. The scale, projection and a-symmetric nature of the proposed extension is also such that it is considered to be out of keeping with, and therefore detrimental to, the character and appearance of the existing dwelling.

It has also been noted that the application indicates that the current open area to the front of the site is to become part of the residential curtilage. The open grassed area between the dwelling and the southern side of Harbour Road is part of a substantial area of open space, and is

considered to contribute to the spacious feel that characterises the locality. It is considered that the enclosure of such a space would also cause detriment to the visual amenities of the locality. Indeed, part of the Development criteria of the Pagham Village Design Statement states that development in existing Open Spaces should be excluded as far as possible.

It is therefore recommended that the application be refused for the following reasons:

RECOMMENDATION

REFUSE

- 1 The extension by reason of its siting, size and design would detract from the symmetrical appearance of the bungalow and would be out of character and detrimental to the visual amenities of the area which is defined as an Area of Special Character. The development would therefore be contrary to policies GEN7 and AREA1 of the Arun District Local Plan.

- 2 The proposed extension of the residential curtilage would result in a loss of open space, which contributes significantly to the character and appearance of the locality. The proposal would therefore be detrimental to the visual amenities of the locality and the Area of Special Character, contrary to policies GEN7 and AREA1 of the Arun District Local Plan.