

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

REF NO: P/63/19/HH

LOCATION: 10 Bridorley Close
Pagham
PO21 3NP

PROPOSAL: Proposed Loft Conversion (comprising front facing roof-lights, side gable window, and rear facing dormer / windows). Proposed single storey side and rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey extension to the side and rear. A dormer is also proposed to the rear elevation.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

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

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary
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
SDSP2	SD SP2 Built-up Area Boundary

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 DDM1 and DDM4 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 proposal will construct a rear and side extension and as such part of the proposal will be visible from the street scene.

There is an existing car port which will be removed. The side extension will sit around 4m behind the principal elevation of the dwelling and will have a height of 3.1m and a width of 2.7m. Due to it being set back from the street scene and its modest height it does not appear unduly dominant. The side addition is also not considered out of character with garages visible to the side elevations at surrounding properties.

The dormer to the rear is proposed to have grey weatherboarding however this will not be visible from the street scene and is considered acceptable.

The proposal is considered to accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed extension will remove the existing conservatory and replace with a rear extension which wraps around the side to create an L shaped extension. The rear extension sits around 0.25m further in depth than the existing at 4m and will have a flat roof to a height of 3.1m.

The extension will run along the full rear elevation however the property at No.12 has an extension also and therefore is not considered to result in adverse impacts. The property at No.8 also has a garage that runs along the boundary towards the rear of the property and therefore again the side extension is not considered to result in overbearing or overshadowing impacts.

A dormer is also proposed to the rear elevation. This will have a depth of 3.45m and a height of 2.2m. The property to the west also has a rear dormer. This is not considered to result in adverse overlooking with no direct views into neighbouring properties.

An obscured window is proposed to the side elevation which will be conditioned to ensure there is no adverse overlooking. Additional doors to the rear will be at single storey level and views are not considered to increase from that which is possible.

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.

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

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 Site Plan
 - Side Elevations - 004
 - Elevations - 002
 - Floor Plans - 001
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 The window on the south east elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun 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.