

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

REF NO: P/64/20/HH

LOCATION: Thomas A Beckett Cottage
2 Pagham Road
Pagham
PO21 4NP

PROPOSAL: First floor extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a first floor extension.
----------------------------	---

RELEVANT SITE HISTORY

P/18/03/	Single storey side extension along with single storey pool enclosure.	ApproveConditionally 16-04-03
P/74/20/NMA	Non-material amendment following grant of P/99/18/HH for the removal of the pool house section, provision of support posts to the front porch / balcony, replacement of kitchen external doors and windows with bi-fold doors, deletion of utility and music room, amendment of wall position between en-suite shower-room and closet in 2 bedrooms and amendment of roof angle on North and South elevations such that matching East and West elevations	Refused 17-08-20
P/99/18/HH	Extension of the existing dwelling to provide first floor accommodation.	ApproveConditionally 20-12-18

REPRESENTATIONS

Pagham Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

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:

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 an emerging Neighbourhood Plan however none of the policies are relevant to this proposal.

SITE HISTORY

The property had permission approved for similar works in 2018. An NMA was submitted to alter the design which included the removal of the existing pool to the side/rear, however it was refused due to the scale of the change and a new application was required.

DESIGN AND VISUAL AMENITY

The existing property is a single storey detached bungalow and the proposal will construct a first floor which will increase the height of the property.

The dwelling will have a hipped roof with a two storey gable porch to the front of the property.

As a result of the increase in height, the extension is not considered to be a subservient addition however it is considered well integrated and appropriate in scale to the size of the site and in context to surrounding properties which are varied in style and design, with two storey properties to the side and rear.

Materials will consist of render and cladding to the first floor. There are examples of cladding to the road east of the property along Sea Lane and is not considered significantly out of character.

Whilst the proposal will alter the appearance of the property, however by way of its design and siting, it is not considered to result in an adverse impact upon the spatial pattern or character of the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The height will increase from 5m to 8.55m with the total footprint slightly decreasing with the removal of rear outbuildings which currently serve a pool area.

To the rear there is an existing gable addition and this will also increase to a height of 7.95m.

The existing garage will remain to the northern elevation and therefore the two storey addition will be sited around 5m from the boundary and neighbouring property. The property is also located to a corner and therefore with no neighbours to the western or southern elevation, the proposal is not considered to appear adversely overbearing or overshadowing.

There will be a small balcony to the front which will overlook the street scene.

There will be a number of windows to the rear elevation at first floor level which will serve bedrooms, and when assessing the potential for additional outlook from the proposed rear windows to neighbouring occupiers, it is not considered to give rise to additional adverse overlooking. This is due to the separation distance from the new rear windows of the host dwelling to the rear of the properties in Saxon Way which is just under 30m and considered a sufficient distance. The rear property at No.3 also has a balcony however due to the design of the property, there is a sloping roof which restricts views (and the distance from the new windows to this is at least 24m) which again ensures the proposal does not give rise to adverse overlooking.

The property to the north at No.4 is set back slightly from the host dwelling and at an angle and therefore whilst the addition of rear windows may provide some views of the rear garden, it is not considered to provide significant views directly into the property.

To the rear of the property there will also be a balcony. To the northern side of the balcony, there will be a wall for screening to ensure that it does not give rise to adverse views to No 4 which features a window to the side southern elevation.

Additional windows to the side elevations at first floor will also be obscured glazed as shown on the plan.

As a result of the design and siting, the proposal is not considered to give rise to adverse 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.

CIL DETAILS

This application is CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 Plan - E000 B
- Block Plan - E001 D
- Proposed Elevations - P003 D
- Proposed Roof Plan and Parking - C001 A
- Proposed Sections - P006 D
- Proposed Ground Floor Plan - P004 D
- Proposed First Floor Plan - P005 B

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 The side wall of the balcony shown on the submitted plans P006 Rev D shall be installed prior to the first use of the balcony and be retained thereafter in perpetuity.

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.