

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

REF NO: P/64/22/HH

LOCATION: 5 Church Way
Pagham
PO21 4QL

PROPOSAL: Removal of detached garage and erection of a single storey front and side extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct single storey front and side extensions following the removal of a detached garage.
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REPRESENTATIONS

Pagham Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan, and guidance set by the Arun Design Guide.

Pagham does not have a 'made' Neighbourhood Development Plan but does have Parish Village Design Statement which is of relevance. The property is in Area 2 (Kings Beach Estate).

DESIGN AND VISUAL AMENITY

The proposal will be situated to the front and side of the property and will be visible from the wider area.

The extension replaces a detached garage and will link up to the main dwelling. It is a large development, with the front extension projecting 3m from the principal front elevation, with a width of approximately 6.27m, and the side extension measuring a maximum of 8.64m deep and retaining the entire width of the existing side elevation. It will have a gable roof, mirroring the existing main roof with matching pitch and height, and following the established style and design of the building itself. Despite being large, the proposal will integrate sympathetically with the existing dwelling. It will significantly alter the appearance of the property but will not appear unduly out of place and is in keeping with the character of the property, having no adverse impact on its visual amenity.

Being to the front of the property, and projecting from the principal elevation, the proposal will be clearly visible from the street scene and will have some impact on the composition and appearance of the street. Although slightly disturbing the established building line of the dwelling, the proposal is in keeping with the character of the property, and the locality, and will not appear unduly out of place in the street scene. It is set back a sufficient distance of 7.9m from the front boundary and will not have unacceptable harm on the composition or appearance of the street.

The development appears subservient to the design of the host dwelling and is well integrated. It will use materials matching the existing, ensuring minimal intrusion of the visual appearance of the property. Pagham Design Statement states extensions should not vary significantly in height or bulk from those nearby. Although large, the extension is appropriate in terms of scale and massing for its context and will not be overly dominant or obtrusive to the main building. It is in keeping with the character of the locality and is in accord with the Design Statement.

Part M of the Arun Design Guide states that for front extensions the proposal should take care not to disrupt the existing composition of the street in terms of rhythm or building line and ensure continuation of existing building design in terms of details and materials. As for side extensions, Arun Design Guide states that proposals should respond to building design in terms of roof pitch and use complementary and integrated materials and elevational design. The proposal is in accord with the Design Guide, having no unacceptable impact on the composition of the street, and remains in keeping with the character of the area. The footprint of the extension exceeds the recommendation in the Design Guide.

The development will have no adverse impact on visual amenity or the character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan, Pagham Design Statement, and most of the Arun Design Guide guidance.

RESIDENTIAL AMENITY

The proposal will be single storey and have gable roof at a maximum height of approximately 4.86m, and 2.57m at the eaves. This will join to and match the existing main roof of the host dwelling, retaining its established height. The proposal retains 7m to the south (rear) boundary and 1m to the east. These

distances are in accord with D DM4 and are acceptable. No. 7 has windows in the side elevation and these would be impacted by the extension. The proposal is taller than the detached garage and poses an increased impact on No.7 to the east. However, the extension has a relatively low height with a gap to the boundary so this impact will not be unduly harmful, and will not result in adverse overbearing or overshadowing. It will not conflict the 45 degree or 60 degree rule and will have minimal harm on residential amenity.

The proposal features two windows to the front (north) elevation, a single door to the east, and a bi-fold door and window to the rear (south) elevation. The windows to the front face towards the street and pose no risk to residential amenity as they do not directly overlook any neighbouring properties. The features to the rear do face towards No.1, but mainly overlook the garden, and as a result will not be unduly harmful to neighbouring privacy or amenity. The single door to the east will face towards No.7, but given its scale and use, will have minimal impact on their privacy and amenity, and are acceptable.

Part M of the Arun Design Guide states extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with these criteria and is respectful to the privacy and amenity of neighbouring properties.

The development will result in no adverse overbearing, overlooking, or overshadowing, and is in accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

PARKING

The proposal will result in the loss of a detached garage, and subsequently a loss of a potential parking space. However, this is replaced by an integral garage and there will be a sufficient amount of driveway retained, providing potential for around two spaces, and as a result there will be no adverse impact on highways.

SUMMARY

The proposed development accords with development plan policies and 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 not CIL Liable.

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 Plans, Proposed Floor Plan Sheet 1
- Proposed Elevations Sheet 2
- Proposed Roof Plan Sheet 3

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.