

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

REF NO: P/66/19/HH

LOCATION: 34 Greenways
Pagham
PO21 4QE

PROPOSAL: Ground Floor Rear Extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension.

RELEVANT SITE HISTORY

P/51/19/PDH	Notification under extended permitted development rights for single storey rear extension measuring 5.0m from beyond the rear wall of the original dwelling house, with maximum height of 2.910m and eaves height of 2.625m.	Objection 08-07-19
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council
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.

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

DESIGN AND VISUAL AMENITY

The proposal is situated to the rear of the property and as such will not be visible from the street scene. Part of the garage will be demolished to allow room for the extension however the garage is set back into the garden and again is unlikely to be visible.

The extension is modest in size and appears subservient to the host dwelling with materials to match. It is considered that the proposed rear extension has no significantly detrimental impact upon the wider locality of the area in itself, as there are few viewpoints of this aspect of the application from the street scene. As a result it accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The rear extension will have a depth of 5m and a height of 2.4m and a maximum of 2.9m with the addition of 2 rooflights.

Whilst it does extend slightly beyond the neighbouring property at No.36, it is not considered to result in adverse overbearing or overshadowing as a result of its modest height. There is also sufficient separation to the south such that the proposal will not give rise to adverse impact upon No.32 with the property set slightly further back than the host dwelling.

Additional windows are proposed to the south and doors to the rear however at single storey level, views are not considered to be additional to that which are already 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
- Block Plan - 34 G 10
- Plans and Elevations - 34 G 08

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.