

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

REF NO: P/67/19/HH

LOCATION: 5 The Crescent
Pagham
PO21 4RU

PROPOSAL: Removal of part of existing conservatory and erection of single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct an extension to the rear and side of the property.
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RELEVANT SITE HISTORY

P/111/18/HH	Front dormer projection to existing 1st floor.	ApproveConditionally 14-01-19
P/42/02/	Replace existing garage, with larger single garage	ApproveConditionally 04-07-02

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

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 are DDM1 and DDM4 of the Arun Local Plan.

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

DESIGN AND VISUAL AMENITY

The extension is situated to the rear however extends past the side elevation and is therefore visible from the street scene. It is however set back around 20m from the front boundary.

The development appears subservient with the extension at single storey. The surrounding properties are similar in style and design however the addition is not considered to appear out of character with the area due to its modest size and matching materials.

The proposal is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

To the rear there is an existing conservatory. Part of this will be removed to allow for the extension. It will have a depth of 2.5m and run along the remaining rear elevation and extend beyond the side elevation to the south. The extension will have a width of 5.75m with 2.85m extending past the side of the dwelling. The height will sit at 3.55m with a pitched roof. The development is therefore modest in size.

Due to the siting and with 4m retained to the boundary, it is not considered to appear overbearing or overshadowing upon neighbouring amenity. There is a window to the front which will overlook the street scene and window to the rear which will have views of the rear garden.

The proposal due to its modest size is not considered to adversely harm neighbouring amenity and accord with DDM1 and DDM4 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
 - Existing Plans and Proposed Roof Plan - Sheet 2a of 2.
 - Location, Block and Proposed Plans - Sheet 1a of 2.

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 materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity 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.