

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

REF NO: P/73/26/HH

LOCATION: 113 West Front Road
Pagham
PO21 4TB

PROPOSAL: Hip to gable loft conversion, including raising of the roof, juliet balcony and rooflights.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

P/148/25/HH	Hip to gable loft conversion, including raising of the roof, first floor rear balcony and rooflights.	Refused 15-01-26
P/117/24/HH	Raising of the roof and roof redesign with side gable and side dormer. First floor rear balcony.	Refused 23-01-25 Appeal: Dismissed 04-09-25

REPRESENTATIONS

Pagham Parish Council - Objection, on the basis of:

- Pagham Beach Estate was designated as an Area of Character by Arun District Council in 1995 in order to preserve the characteristics of the existing properties. This includes the distinctive scale and height of the residential buildings (single storey, majority with no accommodation in the roofs), the layout of the estate and the form and spacing of the buildings. Council believes the design as presented provides a second storey of accommodation, contrary to requirements and therefore contrary to Policy HER DM4.
- Overdevelopment of the site and would be overbearing, reducing the strong feeling of openness protected by the Area of Character status.
- The design was not in keeping with the street scene when viewed from the seaward side.
- These characteristics are also requirements of the Pagham Village Design Statement.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Area of Character.

Flood Zone 2.

Within an area with potentially high groundwater levels.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM2	W DM2 Flood Risk
HERDM4	HER DM4 Areas of Character

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
PDS	Pagham Parish Council's Village Design Statement by PaghamPC

CONCLUSIONS

BACKGROUND

This application is the third iteration of proposed development at the site, the previous applications; P/117/24/HH and P/148/25/HH, were both refused on harm to the character and appearance of the host dwelling and street scene, and to the significance of the Area of Character, a non-designated heritage asset.

During the course of the current application, amended plans were sought in response to these concerns. The revisions included a reduction in the extent of glazing within the rear gable elevation and the removal of the previously proposed cabrio-style rooflights.

DESIGN AND VISUAL AMENITY

The application site comprises a detached bungalow on West Front Road. Planning permission is sought for a hip-to-gable loft conversion, including an increase in ridge height, a first-floor rear Juliet balcony, and four rooflights, as well as introduction of flat roof to part of the ground floor rear elevation. The proposed development would be visible from the street scene and from public vantage points along the beach to the rear. The site is located within the Pagham Beach Estate Area of Character.

The proposal would increase the ridge height of the dwelling by a maximum of approximately 1.3m, from 5.1m to 6.4m. The lower section of the roof would also be raised, increasing to align with the new ridge height. The revised roof design would accommodate additional first-floor living space. The loft conversion

would be facilitated by a hip-to-gable roof extension at the rear, creating a gable feature to the rear elevation, while the front and side projections would retain the existing hipped roof forms. Although the proposal would increase the bulk and massing of the dwelling, the retention of the hipped roof to the front and side elevations would reduce the visual impact of the proposal when viewed from the street scene. Unlike the previously refused schemes, the proposed first-floor accommodation is incorporated in a manner that avoids prominent front-facing roof alterations, with no rooflights proposed on the principal elevation and a substantial reduction in the overall number of rooflights and glazing within the rear gable feature.

It is noted that along West Front Road there is some variation in building heights and roof forms, reflecting the gradual evolution of the Pagham Beach Estate from its historic origins. Whilst the prevailing character remains one of predominantly single-storey detached dwellings with generally modest roof profiles, a number of properties have been altered or extended to include accommodation within the roofspace, albeit sensitively concealed. Consequently, the street scene does not exhibit complete uniformity in relation to ridge heights. The proposed increase in ridge height would remain relatively modest and would not appear incongruous within the varied roofscape of the locality. As such, the proposal would preserve the low-scale character which is a defining feature of the Pagham Beach Estate.

The Arun Design Guide (ADG) advises that roof extensions should, where possible, be located discreetly on rear roof slopes and that roof alterations on front elevations may be unacceptable within sensitive street scenes. West Front Road forms part of the Pagham Beach Estate Area of Character and is therefore considered a sensitive location. The area's character is derived largely from its low-key, predominantly single-storey form of development. Whilst the proposal includes an increase in ridge height and associated roof alterations, the rear hip-to-gable extension would be visible only from the rear. Although the development would introduce first-floor accommodation, the extension remains within the overall roof envelope and is comparable in scale and design to the adjacent property at No. 111 West Front Road. Furthermore, gabled roof forms are not an uncommon feature within the wider street scene. Consequently, the proposal is in accordance with the principles of the ADG and the Pagham Village Design Statement.

A Juliet balcony is proposed within the rear gable elevation. This addresses concerns associated with the larger, more prominent balcony structures proposed under applications P/117/24/HH and P/148/25/HH. The balcony would be contained within the building envelope, resulting in a relatively understated feature that is comparable to the Juliet balcony at No. 111 West Front Road.

A total of four rooflights are proposed and have been incorporated sparingly within the roof design. These features would not detract from the overall coherence of the roof form. Importantly, during the course of the application, amended plans were submitted removing the cabrio-style rooflights that formed part of the previous schemes. The removal of these elements substantially reduces the cumulative visual impact of the development, which was a principal concern and reason for refusal under the earlier applications. The reduction in glazing within the rear elevation further mitigates the visual impact of the proposal and contributes to a more balanced and sympathetic design.

Part of the ground floor rear dining room roof is to be removed and replaced with a flat roof with a lantern style rooflight. This alteration would not materially increase the scale or prominence of the host dwelling. Given its siting on the rear elevation and limited visibility from the street scene, the proposed roof alteration would not result in harm to the character or appearance of the dwelling or the surrounding area.

Overall, the proposal would not result in demonstrable harm to the character and appearance of the host dwelling and the street scene, and is in accordance with Arun Local Plan (ALP) policies D DM1 and D

DM4, the ADG and the Pagham Village Design Statement.

RESIDENTIAL AMENITY

Part M of the ADG states householder 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 proposed development would increase the height, bulk and massing of the host dwelling. However, the alterations would be contained largely within the existing building footprint and roof form. Given the separation distances to neighbouring properties and the nature of the proposed roof alterations, the development would not result in significant overshadowing, loss of light, or overbearing impacts to neighbouring occupiers.

The ADG also advises that rooflights should be designed to maintain the privacy of neighbouring properties. During the course of the application, the number of rooflights has been reduced through the submission of revised plans. Of particular significance is the removal of the previously proposed cabrio-style balcony roof windows. In the earlier schemes, these features were capable of giving rise to privacy concerns, as they would have created inset balcony areas from which occupants could obtain elevated views towards neighbouring properties on either side of the site. Their removal has significantly reduced the potential for overlooking and has addressed the privacy concerns identified in the previous applications. The revised proposal would not result in unacceptable overlooking of neighbouring occupiers and accords with Arun Local Plan policies D DM1 and D DM4.

The proposed first-floor rear Juliet balcony would provide outlook towards the beach to the rear of the site. As the balcony would be recessed within the rear elevation and would not project beyond the building envelope, it would not give rise to significant overlooking or loss of privacy to neighbouring properties.

Overall, the proposal is acceptable in terms of residential amenity and is in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

HERITAGE

The property lies within the Pagham Beach Estate, which classed as an Area of Character. This is defined as a non-designated heritage asset within the NPPF. All works within this area should aim to preserve and enhance the special character and significance of the non-designated heritage asset.

Arun Local Plan policy HER DM4 sets out the criteria which proposals within Areas of Character must meet to be acceptable and requires new development to preserve and enhance the special character of these areas. Paragraph 216 of the NPPF (2024) states that for proposals within Areas of Character, 'the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The character of the area is derived from the height and scale of the buildings, which are generally single storey. In dismissing the previous appeal (reference APP/C3810/D/25/3363681) the Inspector commented: 'many of the houses in the area which have a generous or usable roof space have sought to take advantage of it. There are examples of dwellings in and around the appeal site where it is clear that internally there is an upper floor. By and large this has been achieved without the expansion of the dwelling and in particular without the enlargement of the roof. Consequently, the overarching single storey character of the buildings and thus the area has been retained.'

From the street scene, while first floor accommodation is suggested through the introduction of side rooflights and the increased ridge height, it is not obviously discernible. To the rear, the Juliet balcony confirms first floor accommodation, however it is included within the envelope of the building and a similar example is present at No. 111.

Whilst the proposal would introduce additional accommodation within the roof space and involve an increase in ridge height, the design has been amended to reduce its visual impact. The retention of the hipped roof form on the principal and side elevations, the removal of the previously proposed cabrio-style rooflights, the reduction in rear glazing, and the use of a recessed Juliet balcony ensure that the development would preserve the character and appearance of the Area of Character. Although the presence of first-floor accommodation would be discernible, particularly from the rear, the alterations remain relatively modest and are comparable to existing examples within the area, including No. 111 West Front Road. As such, the proposal would preserve the prevailing character and appearance of the Pagham Beach Estate Area of Character and would not result in harm to its significance as a non-designated heritage asset.

Taking into account the limited scale of the alterations, their relationship with the existing dwelling, and the presence of similar forms of development within the locality, it is considered that the proposal would not result in harm to the significance of the non-designated heritage asset and the character and appearance of the Area of Character. Therefore, the development is in accordance with Arun Local Plan policy HER DM4 and the NPPF.

FLOODING

Part of the rear of the site is located within Flood Zone 2. The management of surface water drainage is an important consideration in reducing flood risk within the locality. Whilst the proposed development would increase the bulk and massing of the host dwelling at roof level, all works would be contained within the existing building footprint. As such, the proposal would not result in any increase in impermeable surfaces and would not materially increase surface water runoff from the site.

For the reasons outlined above, the proposed development would not increase the chances of flooding elsewhere in the district and the proposal is therefore in accordance with Arun Local Plan policy W DM2.

SUMMARY

The proposed development is in accordance with relevant 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

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 & Block Plan (Drwg No. P0 Rev B).
- Front & Rear Elevations (Drwg No. P3 Rev B).
- Left Side Elevation - East (Drwg No. P4 Rev B).
- Right Side Elevation - West (Drwg No. P4a Rev B).
- Existing & Proposed Roof Plan (Drwg No. P0a Rev B).
- Proposed Ground Floor Plan (Drwg No. P2 Rev B).
- Proposed Loft Plan (Drwg No. P2b Rev B).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable

development, as set out within the NPPF.