PLANNING APPLICATION REPORT

REF NO: P/77/08/

LOCATION: 8 Channel View
Pagham

PROPOSAL: Construction of two storey extension. Re-submission following P/33/08.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey rear extension with rear balcony to measure (at maximum) approximately; 5.2m in height, 5.8m in length, and 10.8m in depth
SITE AREA	Approximately 330 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Domestic fence approximately 1.5 - 1.8m in height. Undefined to front. Tree screening to rear.
SITE CHARACTERISTICS	Distinctive modern bungalow consisting of lower brick walls with upper UPVc cladding. Concrete tiled roof. UPVC windows and doors.
CHARACTER OF LOCALITY	Residential cul-de-sac with buildings near identical in style and design. Predominately bungalows surround.

RELEVANT SITE HISTORY

P/33/08/	Construction of two storey extension	Withdrawn 11-04-2008

REPRESENTATIONS

Representations received:

Pagham Parish Council

Pagham Parish Council: Objection
Block plan inaccurate
Obtrusive
Unneighbourly
Out of character

Extension not subordinate to existing building
Prejudical to "quiet enjoyment" of adjacent homeowners
Contrary to Local Plan Policy GEN7(iv) and DEV19 (ii) and (iii)
WSCC Structure Plan CH1 (a) and (b) DEV1 (2) and to Development Criteria set out on page 9 of Pagham Village Design Statement for Southern Pagham

5 letters of objection:
Adverse overshadowing, overlooking, and loss of privacy onto neighbours
Out of context with character of area
Sets precedent
Block Plan inaccurate
Construction will generate unacceptable noise
Only minor alterations made from original scheme
Structurally unsound building. Will excerbate subsidence

Comments on Representations received:

Noted. Each application is determined on its own individual merits; approval does not set precedent.

Disturbance caused by construction works is not a material planning consideration.

The block plan is considered satisfactory to make the application valid, so the local planning authority is obliged to determine the application.

Structural stability of the extension is a matter for Building Control legislation, not planning.

The Pagham Village Design Statement, although a material planning consideration, does not exist as a Supplementary Planning Document in the emerging Local Development Framework so has little material weight in the determination of this application.

The proposal has been amended so its impact on visual and residential amenities, and character, is now considered acceptable, and complies with relevant development plan policies.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within Built Up area boundary
Open Plan Condition
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	DEV19	Extensions to existing residential buildings
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1 Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual and residential amenities of the locality or its character.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations, including the Pagham Village Design Statement, to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The current proposal is a result of negotiation between agent and planners. The original application (P/33/08) was withdrawn due to planner's concern, solely, over the detrimental impact the upper accommodation would have on the visual amenities of the area.

Concerning visual amenity, the single storey extension is considered a decent design response to a building with such a shallow roof pitch. The distinctive modern aspects of the existing building are reflected in the flat roof design of the dormer, centralised in the rear roof slope, which also ensures the height of the development does not exceed the ridge of the existing building. As such the extension would look sympathetic to the existing building, not be conspicuously visible from public viewpoints in Channel View, and not be obtrusive from the remaining public viewpoints surrounding, in particular northwards from the area of open land along East Front road. The previous concern has therefore been resolved.

It is recognised there would be some impact onto the residential amenities of the occupiers of neighbouring properties. However this impact is not considered materially adverse. The extension's height is single storey and the roof is steeply inclined. Both aspects ensuring overbearing and overshadowing is not adverse onto neighbours. No windows exist in the side elevations. Overlooking from the balcony, although it would occur, would be oblique onto neighbouring properties to ether side. Sufficient separation distance is retained between the extension and neighbouring properties to north and south to avoid any adverse impact onto those properties.

It is therefore recommended that the planning application be approved, subject to the following conditions.

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

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed above eaves height in the side elevations of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

4 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations, including the Pagham Village Design Statement, to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.