

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

REF NO: P/77/22/HH

LOCATION: 15 Lagoon Road
Pagham
PO21 4TJ

PROPOSAL: Erection of single storey front porch and rear extension with steps and new roof covering.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a single storey front porch, and rear extension with steps, install a new roof covering and new render to the exterior.

The site is a single storey bungalow part of which is formed from railway carriage's with a rendered exterior and roof over. Neighbouring properties are also bungalows in a mix of brick, render and boarding.

REPRESENTATIONS

Pagham Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC Coastal Engineers - No Objection

POLICY CONTEXT

Built Up Area Boundary
Area of Character
Pagham Harbour Zone A
Article 4 Direction
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

HERDM4 HER DM4 Areas of Character

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 development is in the built-up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies are D DM1, D DM4 and HER 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 1 (The Beach Estate).

SITE HISTORY

There is no relevant site history. The property is one of the bungalows which have the original railway carriages as the core of the structure.

DESIGN AND VISUAL AMENITY

The development includes works to the front and rear extensions and a replacement roof of the property, and will be visible from the wider area. The materials proposed are in keeping with the existing property and the character of the surrounding area. No colours for the render and new roof have been confirmed, in order to ensure appropriate development a condition will be imposed to require details to be confirmed prior to commencement.

The Arun Design Guide states 'The scale, massing and positioning of extensions should be visually subservient to the existing property', 'Ensures continuation of existing building design in terms of details and materials', Front extensions should generally be no deeper than 1.5 metres and should not be the full width of the building'. Rear extensions are encouraged to be no more than 3.3m deep. The proposal complies with all the above statements.

The proposal will not result in any adverse overlooking, overbearing, or overshadowing of neighbouring properties, and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

RESIDENTIAL AMENITY

The works proposed will not result in adverse overbearing or overlooking, nor will there be any unacceptable harm on residential amenity due to their size, position and design.

The Arun Design Guide states developments 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 proposal will not result in any adverse overlooking, overbearing, or overshadowing of neighbouring properties, and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

HERITAGE ASSETS

The property falls within an Area of Character. The listing notes ' Pagham Beach Estate derives from the distinctive scale and height of the residential buildings (single storey, majority with no accommodation in the roofs)," mixed quality of design'. 'The retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas'.

The proposed roofing system shows no details of colour but there are other examples of non-traditional roofing in the area and therefore an additional example will not cause harm to the character of the area.

The development by reason of its size and appearance would not harm the character of the area and accords with Policy HER DM4 of the Arun Local Plan and the NPPF with regard to non-designated heritage assets.

SUMMARY

The development accords with development plan policies and is recommended for approval subject to the following conditions and informatives.

The development will not result in detriment to visual amenity and is in accord with D DM1, D DM4 and HER DM4 of the Arun Local Plan and the Arun Design Guide. The proposals will preserve the character of the area in accordance with the Pagham Village Design Statement.

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:

- The Location Plan
- Site Plan
- Proposed Ground Floor Plan C
- Proposed Elevations

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of colours to be used for external walls and roofs of the proposed extension and replacement roof have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy DDM4 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.