PLANNING APPLICATION REPORT

REF NO: **P/7/11/**

LOCATION: 12 Sea Lane
Pagham

PROPOSAL: Extensions & alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 816 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open to front. Close boarded fencing approximately 1.8m high to rear.
SITE CHARACTERISTICS	The site is a single storey link attached bungalow with cladded, rendered and brick faced elevations. The roof is pitched with concrete tiles.
CHARACTER OF LOCALITY	The site is located in a residential road of predominantly detached single storey bungalows or chalet style dwellings.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Pagham Parish Council

No Objection

Comments on Representations received:

Noted

CONSULTATIONS

Southern Water Planning

Consultations responses received:

Southern Water

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example ' The developer must advise the

Local Authority (in consultation with Southern Water) of measures which will be undertaken to protect the public sewers, prior to the commencement of the development'.
A formal application for connection to the public sewerage system is required for any new connections, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688)or www.southernwater.co.uk

Comments on Consultation responses:

Comments noted. A suitable informative has been added to the recommendation.

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Public Sewer on site.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

	PPS1	Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

	PDS	Pagham Parish Council's Village Design Statement by PaghamPC

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 amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

This application seeks planning permission for the construction of single storey extensions to the

front and rear of 12 Sea Lane, Pagham.

The proposed rear extension would measure approximately 4.235m in width, 3.66m in depth, and would have a pitched roof reaching a maximum height of approximately 3.9m. It is considered that the siting, scale and design of the proposed extension is such that it would be in keeping with the existing dwelling and would not have a significant impact on the visual amenities of the locality.

The single storey nature of the proposed extension is such that it is not considered to have a materially adverse impact on the residential amenities of the occupiers of the neighbouring dwelling by means of being overbearing or by giving rise to overlooking.

The proposed extension to the front of the dwelling would measure approximately 3.849m in width, 3.66m in depth and 3.9m in height. It is noted that the siting of the extension is such that it would result in a projection forward of the existing dwelling. However, no.12 occupies a recessed position within the street scene, so that the extension would not project beyond the adjacent properties, no's 10 and 14 Sea Lane. Therefore it is not considered that the proposed development would have a detrimental impact on the street scene.

It is therefore recommended that the 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 development hereby approved shall be carried out in accordance with the following approved plans; location and block plans, drawing no's 10/60/1, 10/60/4, 10/60/2, 10/60/3, 10/60/6, received 15th February 2011.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

4 INFORMATIVE: The developer must advise the Local Authority (in consultation with Southern Water) of measures which will be undertaken to protect the public sewers, prior to the commencement of the development. A formal application for connection to the public sewerage system is required for any new connections, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688)or www.southernwater.co.uk

5 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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 to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.