

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

REF NO: P/7/21/HH

LOCATION: Manoss
9 Manor Park
Pagham
PO21 3JS

PROPOSAL: Rear conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a conservatory to the rear of the property.
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RELEVANT SITE HISTORY

P/97/19/HH	Alterations and extensions to dwelling- including single storey front extension and new roof.	ApproveConditionally 02-12-19
P/118/18/DOC	Application for approval of details reserved by condition imposed under P/76/17/PL relating to Condition 3 schedule of materials & finishes and Condition 5 covered & secure cycle parking spaces.	DOC Approved 21-12-18
P/76/17/PL	1 No. dwelling adjacent to Manoss Lea & addition of 1 No. window to North elevation & blocking up of 2 No. windows on West elevation to Manoss Lea.	App Cond with S106 18-01-18
PAA/118/16/	Proposed dwelling adjacent to Manoss Lea, Pagham.	Refuse Pre App 01-08-16

REPRESENTATIONS

Pagham Parish Council - no objection.

Nearby occupiers - no representation.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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 development is in the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SD SP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan.

SITE HISTORY

The relevant site history has been noted.

DESIGN AND VISUAL AMENITY

The conservatory will be located to the south elevation of the property. Due to the siting of the conservatory to the rear of the property, it will be less visible from the street scene and have no adverse impact on spatial character of locality.

The conservatory is modest in size and appears subservient to the property. It consists of glazing and part brick matching existing materials which ensures it appears well integrated with the dwelling.

Due to the siting and design, it is not considered to result in an adverse appearance upon the spatial character of the area and will accord with D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

RESIDENTIAL AMENITY

The conservatory extends south with a depth of 2.37m and width of 4.4m. It has a height of approximately 3.38m.

The proposal is located 1m from the boundary. Due to the siting of the proposal, it does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties and is accord with D DM1 and D DM4 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:-

DRG1

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 **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.