

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

REF NO: P/80/26/HH

LOCATION: 44 Sea Lane
Pagham
PO21 4UJ

PROPOSAL: Proposed single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Pagham Parish Council- No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high groundwater levels.

Pagham Harbour Zone A.

Built-Up Area Boundary.

2km Buffer for Site of Special Scientific Interest.

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a link-detached bungalow. Permission is sought for the construction of a single-storey side extension.

The extension would be built on the western flank elevation of the dwelling, replacing the existing garage. It would measure approximately 3m in width and 6.6m in depth and would incorporate a flat roof with a maximum height of approximately 3m. External materials would comprise matching facing brickwork and render, ensuring visual integration with the host dwelling in accordance with the Arun Design Guide (ADG).

The fenestration would include a new entrance door and sash window within the front (north) elevation and patio doors within the rear (south) elevation providing access to the rear garden. A new bathroom window would also be introduced within the side (west) elevation.

The extension would be visible in the street scene, however it would be set back approximately 4m from the principal elevation, significantly exceeding the ADG guideline of a 1-1.5m set back. Additionally, the flat roof design would ensure the extension would be set well below the ridge height of the host dwelling by more than 0.5m. As such, the proposal would appear as a subordinate addition to the existing dwelling in accordance with the ADG. Extensions of a similar scale and form are a common feature within the surrounding area.

The proposal would not result in harm to the character or appearance of the dwelling, street scene or wider area, and would be in accordance with Arun Local Plan (ALP) policies D DM1, D DM4 and the ADG.

RESIDENTIAL AMENITY

The side extension would be set in approximately 0.8m from the western boundary. This represents an improvement compared with the existing arrangement, where the garage abuts the neighbouring property. Given the modest scale and height of the extension, together with its relationship to adjacent development, the proposal would not result in unacceptable overbearing impacts or loss of light to the neighbouring dwelling to the west.

To the east, the development would be screened by the existing dwelling and would not give rise to any residential amenity impacts.

The proposed openings within the front (north) elevation and the new bathroom window within the west elevation would overlook the private driveway area and be separated from neighbouring properties by the highway, thereby limiting any opportunity for overlooking or loss of privacy. The proposed patio doors within the rear elevation would overlook the private rear garden with comparable outlook to the existing rear-facing openings and would not create additional opportunities for overlooking.

The development would not result in harm to neighbouring amenity, in accordance with ALP policies D DM1 and D DM4.

PARKING

The existing garage does not currently contribute towards the property's parking provision, as its internal dimensions are approximately 2.7m in width and 5.2m in depth. The ADG recommends minimum internal garage dimensions of 3m by 6m in order for a garage space to be counted towards parking provision. Consequently, the loss of part of the garage for parking purposes would be acceptable.

Furthermore, sufficient off-street parking would remain available within the existing driveway to accommodate at least two vehicles, with additional on-street parking available within the surrounding

area. As such, the application would be in accordance with the Arun Parking Standards.

SUMMARY

The 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 drawings:

- (Existing) and proposed location plan, block plan, elevations and floor plans

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 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.