

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

REF NO: P/81/21/HH

LOCATION: 28 Greenways
Pagham
PO21 4QE

PROPOSAL: Removal of existing conservatory and erection of single storey rear extension, single storey front/side extension and detached outbuilding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a porch and a single storey extension following the removal of an existing conservatory. An outbuilding is also proposed to the rear garden.

REPRESENTATIONS

Pagham Parish Council provided no objection.

- Its noted the height of the outbuilding is not provided and assumed this would be an acceptable height to neighbours.

1 letter of support received from nearby occupier

- Would request that the construction work is carried out in autumn/winter to enable enjoyment of the garden.

Comments noted. The height of the outbuilding is 2.85m and can be measured from the plan.

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)

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
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CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Pagham does not have a made Neighbourhood Plan but does have a design statement with the property location within area Eastern Pagham.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a porch extension, rear extension and a detached outbuilding.

The front addition is minor in size, with a flat roof and does not extend beyond the principal elevation.

The rear extension is not visible from the wider area and is of a modest size and appears subservient to the host dwelling, part replacing an existing conservatory. It will have a depth of 3m with a height to the eaves of 2.8m with a roof lantern to a maximum height of 3.15m.

ADC has a Design Guide to help control design within the district. The scale and massing of the development is appropriate and is likely to fall within permitted development.

The outbuilding will be located to the north eastern rear boundary and will be constructed of oak cladding with a length of 4.7m, a depth of 2.7m and a of height of approximately 2.85m.

Due to the sitng of the extension and other developments, with no viewpoints from the wider area, the proposal is not deemed to result in harm upon the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The neighbouring property to the south has an extension which extends slightly further in depth than the rear of the host dwelling. As such the proposal is not considered to result in adverse overbearing to the neighbouring side. The addition is sufficient distance from the property to the north and as such the rear extension is not considered to result in adverse harm upon neighbouring amenity. Views will be similar to that already achieved of the garden of the host dwelling.

The outbuilding will be located approximately 0.5m from the side and rear boundary. This will extend above the fence line however is not considered excessive in such that it would result in adverse overbearing or overshadowing upon the neighbouring property to the north.

As a result of the size and siting of the additions, they are not deemed to result in adverse overbearing, overshadowing or overlooking upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to comply with relevant development plan 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
 - Location, Block and Proposed Elevation Plan - Sheet 2 of 4
 - Proposed Floor Plan - Sheet 1 of 4
 - Proposed Outbuilding and Elevations - Sheet 3 of 4.

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.