

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

REF NO: P/82/19/HH

LOCATION: 23 Bishops Close
Pagham
PO21 4QR

PROPOSAL: Single storey side and part rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a side and rear extension.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council

No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of

development is acceptable subject to accordance with relevant development plan policies. The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Pagham has an emerging Neighbourhood Plan however none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The proposal will be visible from the street scene as a result of the addition located to the side of the dwelling.

The area consists of detached and semi detached bungalows. The neighbouring property has a side extension which is similar in appearance to that which is proposed. As a result, it cannot be considered out of character for the area.

The extension will have a width of 1.8m running along the principal elevation. The eaves height will match that of the existing dwelling and due to its modest size and matching materials it appears well integrated with the host dwelling.

As a result, the proposal is not considered to adversely impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a width of 1.8m to the north eastern elevation. This only retains 0.75m to the boundary property and therefore sits close to the boundary. The extension will run along the full side elevation and extend beyond the rear by 3.6m. It will have a flat roof with a height of 2.55m. The extension will run along part of the rear however retain 3.1m to the southern boundary.

3 windows are proposed to the side elevation. Whilst this is very close to the neighbouring elevation, which also has 2 windows, it is not considered to result in additional adverse overlooking in which a refusal is justified. This is due to one of the windows already being in existence and with the another being situated where there is an existing glass conservatory, as a result, it is not considered overlooking will increase significantly from that which already exists from standing in the driveway. The windows to the neighbouring property are also obscured glazed, small and at a relatively high level.

The rear addition is largely a replacement and is not considered to appear overbearing or overshadowing due to its modest height and depth. Due to the size and siting, the proposal is considered to accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

The existing garage situated to the rear corner will be reduced in depth by approximately 1.3m to allow room for the rear extension. This will result in the the loss of garage however with sufficient space retained for the parking to the front for approximately 2 cars, the development is not considered to adversely impact upon highway or parking in the area.

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
- Site Location and Block Plan - 1933_PL01 Rev A
- Proposed Plans - 1933_PL03

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

Reason: In the interests of amenity in accordance with policies D DM1 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.