

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

REF NO: P/83/26/HH

LOCATION: 117 Harbour View Road
Pagham
PO21 4RJ

PROPOSAL: Single storey side and rear extension, conversion of loft to habitable use with rear dormer and front rooflights and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Pagham Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
Pagham Harbour Zone B.
Within an area with potentially high ground water.

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:

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

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached bungalow located at 117 Harbour View Road. This application seeks planning permission for the construction of single storey side and rear extensions, a loft conversion including 1 No. rear dormer, front rooflights and alterations to fenestration.

The proposed development is sited within a residential area characterised with a wide variety of detached and semi-detached bungalows, and detached houses of varying bulk; of which many have constructed extensions and rear dormers of a similar scale and size.

The proposed side (south) extension would be visible from the street scene and would replace the existing garage. The side extension would be positioned further forward, towards the front elevation of the host dwelling, however it would remain set back from the principle elevation by 3.2m. It would have a width of 3.85m and a depth of 7.3m, with a flat roof approximately 2.45m high and an eaves height of approximate 2.2m. Part M of the Arun Design Guide (ADG) states side extensions should be set back from the existing house in order to be subservient and as such, the proposed garage would comply and would not result in harm to the visual amenity or character of the dwelling or the street scene and would therefore be in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

The proposed single storey rear (east) extension would have a depth of 7m and a width of 11m. It is noted that the proposed single storey rear extension would exceed ADG depth guidance of 3.3m by 3.7m. However, sufficient garden depth of 20.7m would be retained and the proposed extension is not dissimilar in scale to an extension which could be constructed under permitted development following prior approval. The flat roof would have a height of 2.8m and an eaves height of 2.5m, containing a rooflight with a height of 3m. The rooflight would be in accordance with Part M of the Arun Design Guide (ADG) as it would maintain the privacy of the neighbouring properties. Whilst the proposed rear extension would exceed the guidance outlined within the ADG, given its siting the rear of the dwelling, the resultant garden depth and that a number of single storey extensions of substantial depths have been constructed to other dwellings within the wider street scene, the proposed rear extension would not result in harm to visual amenity.

The proposed loft conversion would include the construction of a rear dormer with a width of 11.25m and a depth of 3.5m. The dormer would have a flat roof height of 2.4m and an eaves height of 2.1m. The dormer would not be a subservient addition, as it would not be set down from the ridge and would extend across the majority of the rear roof slope. However, it would be positioned to the rear of the property and would not project beyond the original footprint of the dwelling. Furthermore, a number of rear dormers have been constructed within the rear roof slopes of other dwellings within the wider street scene which are of a similar scale. As such, whilst the dormer would not be a subservient addition, given its siting on the rear and the existing variation within the wider street scene the proposed rear dormer would not result in harm to visual amenity.

Fenestration on the front (west) elevation at ground floor would remain as existing with the replacement of the existing garage doors with a single garage door. At first floor there would be three rooflights within the roof slope. It is noted that the neighbouring dwellings have rooflights within the front roof slope. The number of rooflights would be proportionate and would not result in harm to visual amenity. It is also noted that the chimney would be removed.

The fenestration within the rear extension would be proportionate and would not result in harm to visual amenity. One additional window is proposed within the northern flank elevation at ground floor level and as such, the proposed fenestration would not result in harm to visual amenity.

The proposed development would be finished with face brick and painted render to match the existing, with all flat roof elements finished in a bitumen felt system. The proposed dormer faces would be finished

in James Hardie Plank cladding in cobble stone. The proposed materials would integrate appropriately and preserve the character of the property, in accordance with Arun Local Plan policies D DM1 and D DM4.

Given the varied size and bulk of neighbouring dwellings, the development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the host dwelling or street scene. Therefore, the proposal would be in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The single-storey side extension, which would be used as a garage, would abut the southern boundary. While it would not meet the minimum 1m side boundary guidance in Part M of the ADG, the extension would sit alongside the neighbouring driveway rather than directly beside a principal habitable room. Given the flat roof form, modest height and siting of the extension, the proposed side extension would not result in overshadowing or overbearing impacts to the neighbouring property.

The single-storey rear extension would be set in from the northern side boundary by approximately 1.4m, increasing to 1.7m towards the rear, and would remain around 20.7m from the eastern rear boundary. Although its depth would exceed the 3.3m rear extension guidance in the ADG, the extension would be single storey with a flat roof and given its height, siting, separation distances, and existing high boundary treatments, it would not result in overshadowing or overbearing impacts to neighbouring dwellings.

The proposed loft conversion and rear dormer would be located within the rear roof slope. Although the dormer would not be set down from the ridge and would extend across much of the rear roof plane, it would remain within the original footprint of the dwelling and would face towards the rear garden. It would also be seen in the context of varied rear roof forms in the surrounding area, including a comparable rear dormer at No. 111 Harbour View Road. Given its rear-facing position and the retained separation from adjoining properties, the dormer would not result in overbearing or overshadowing impacts.

Overall, the scale, height, siting and separation of the proposed extensions and rear dormer would not result in overbearing or overshadowing impacts to neighbouring properties and would therefore comply with Arun Local Plan policies D DM1 and D DM4, and the ADG.

Proposed fenestration on the front elevation would have an outlook of the front amenity serving the host dwelling. On the southern and northern side elevations, the proposed fenestration would have an outlook of existing high boundary treatments and would not result in overlooking. Fenestration on the rear elevation would have an outlook of the rear amenity of the host dwelling. At first floor level, there would be some increased overlooking towards the rear gardens of neighbouring dwellings from the proposed dormer. However, given the large separation distances any such impact would not be harmful and would not result in unacceptable overlooking or loss in privacy to the neighbouring dwellings.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

PARKING

The proposed development would result in the creation of an additional bedroom increasing the dwelling to four-bedrooms. Part I of the ADG requires dwellings of four or more bedrooms to provide a minimum of three parking spaces. The front driveway has sufficient capacity to accommodate this requirement with a width of 16.6m and a depth of 10.5m, allowing for the minimum requirement of three off-street parking spaces. Therefore, the proposal would comply with the parking requirements set out in the Arun Parking Standards.

SUMMARY

The proposed 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 plans:

- Location and Block Plans.
- Proposed Ground Floor Plan.
- Proposed First Floor Plan.
- Roof Plans.
- Proposed Elevations.

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 NPPF.