

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

REF NO: P/86/19/HH

LOCATION: 11 Downlands Close
Pagham
PO21 3QA

PROPOSAL: 2 Storey rear extension single storey front extension and garage conversion

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council
No Objection

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B
Within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

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

DESIGN AND VISUAL AMENITY

The proposed extension is not considered to have any significantly harmful impact upon the character of the locality despite the size of the proposal due to the materials used and location. The proposed development seeks to convert the current garage into a habitable space. There remains ample space for parking at the site without impacting on the close.

The majority of the alterations relating to the conversion of the garage are internal, and the main visual change will be that the aspect of the building that faces the street scene will have alterations to its fenestration. This is because the existing garage door will be removed, and replaced with a pair of doors. Whilst this would be a unique feature within locality, however, it is not considered so significant a change that the application should be refused.

There are a few available views of the proposed rear extension from the street scene, as a result of its siting at the rear of the host dwelling. As such, it is not considered to have a significantly harmful impact upon the established spatial pattern or character of the locality. Whilst the scale of the two storey aspect is noted, it maintains a ridge height the same as the host dwelling, and does not extend the entire width of the rear of the host dwelling, as the single storey aspect does. Therefore, the proposed rear extension is considered to appear well integrated with the host dwelling.

Therefore, the proposed development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly overbearing or overshadowing impact upon neighbouring dwellings. The two storey aspect of the development, result of the orientation of the host dwelling, is not considered to appear unneighbourly to the adjacent dwelling to the South. The separation distance of over 6m to the South prevents any unneighbourly impact to this dwelling. The proposed development is not considered to introduce any windows that result in a loss of privacy to adjacent occupiers, in that the majority of the new windows are at ground floor level. Whilst it is noted that there is a window on the rear elevation of the two storey extension, it is not considered to provide any views that are currently unavailable from the host dwelling. Therefore, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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:
 - B01 Block Plan
 - A102 Proposed Elevations
 - A104 Proposed Floor Plans
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 The windows in the dormer in the west elevation of the building shall at all times be and remain glazed entirely with obscure glass.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1/D DM4 of the Arun Local Plan.
- 5 **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.