

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

REF NO: P/86/21/HH

LOCATION: 41 Abbotsbury
Pagham
PO21 4RT

PROPOSAL: Erection of single storey rear extension following the demolition of existing conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension following the demolition of existing conservatory.

REPRESENTATIONS

Pagham Parish Council - No Objection.
No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

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

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)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Also Section M of the Arun Design Guide.

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

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.

DESIGN AND VISUAL AMENITY

The property is a single storey semi-detached bungalow to west of Abbotsbury road. The dwelling is constructed of brick with a pitched tiled roof. There is driveway to front (south east), single garage to north west boundary set back, conservatory to rear (west) and garden to rear (west). The neighbouring properties are 39 Abbotsbury to south and 43 Abbotsbury to north. The surrounding area is residential in and contains properties of similar design.

The proposals are for a single storey rear extension to replace the conservatory to be demolished to rear (west). Due to siting at rear (west) there will be restricted views from street scene or surrounding area so will not adversely impact street scene or surrounding character of area so complies with policy D DM1 of the Arun Local Plan. Whilst the flat roof design does not visually integrate with existing dwelling pitched roof, it is at single storey so is visually subservient to main dwelling so is acceptable.

The proposal will have a width of approximately 6.83m and a depth of approximately 3.87m jutting out from the west principal elevation and a depth of approximately 1.56m from the north west elevation. The height to flat roof will be approximately 3.03m and to top of roof light to 3.19m. There will be new triple folding doors to rear (west) and a new double window to side (east) of the extension. There will be a new door/two new windows to rear (north west) elevation of extension facing garden to rear (west).

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of size and scale. It states that rear extensions, particularly single-storey additions which are less visible from the street, tend to be less visually obtrusive than side or rear extensions and are therefore able to be expressed through a wider variety of forms including innovative and contemporary architecture and roof extensions. However it states rear extensions can have significant impacts on neighbouring amenity in terms of privacy and overshadowing. Due to the siting to rear (west) of property, the extension will impact the 45 degree test to ascertain if the proposal affects neighbours' access to light. However due to extension being at single storey and gap to neighbouring property to south west there is not adverse harm to overshadowing so is acceptable.

The materials seem to match dwelling and consist of brick walls, flat roof, UPVC double glazed windows and UPVC double glazed doors so comply with policy D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will have a width of approximately 6.83m and a depth of approximately 3.87m jutting out from the west principal elevation and a depth of approximately 1.56m from the north west principal elevation. The height to flat roof will be approximately 3.03m and to top of roof light to 3.19m. Due to siting to rear and positioning jutting into rear garden by around 3.87m to west, there will be increased risk to overshadowing or overbearing effect to neighbouring property to south 39 Abbotsbury. Due to gap of

around 0.70m remaining to the south west boundary, gap to neighbouring property to south and being at single storey there is no adverse harm to overshadowing or overbearing effect to south so is acceptable.

Due to new triple folding doors to rear (west) elevation there is increased risk to overlooking to neighbouring properties to rear (west) however large gap of around 18m remaining to rear (west) boundary and location of boundary fence to rear minimises impact of overlooking to neighbouring properties to rear (west) so is acceptable.

Due to a new double window to east elevation of extension there is increased risk to overlooking to neighbouring property number 43 to north however due to gap of around 5.08m remaining to northern boundary and location of boundary fence to east there is no adverse harm to overlooking to north so is acceptable.

Due to siting to rear (west) elevation there is increased risk to overshadowing or overbearing effects to number 43 to north however due to a gap of around 2.54m remaining to northern boundary, being at single storey and the siting of garages to neighbouring property northern boundary there is no adverse harm to overshadowing or overbearing effects to neighbouring property to north so is acceptable.

Due to a new door and two new windows to west elevation facing garden to rear (west) there is increased risk to overlooking to neighbouring properties to north however due to being at single storey and location of existing boundary fence to north there is no adverse harm to overlooking to north so is acceptable. Due to a large gap of around 9.31m remaining to rear (west) boundary and location of garage to north west boundary the impact to overlooking to properties to rear (west) is reduced so there is no adverse harm to overlooking to neighbouring properties to west so will comply.

Due to the siting of the proposals, they will not cause adverse harm to overbearing, overshadowing or overlooking upon amenity so comply 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:
 Site Plan SP.01
 Location and Block Plan
 Existing Elevations E.EL. 01
 Proposed Elevations PR.EL.01
 Existing Floor Plan EX.FP.01
 Existing Floor Plan Loft Area X.FP.L.01
 Proposed Floor Plan PR.FP.01
 Section .SE.01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.