

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

REF NO: P/86/22/HH

LOCATION: Rose Cottage
Priors Way
Pagham
PO21 3JU

PROPOSAL: Single storey front extension, following demolition of existing swimming pool.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks the construction of a single storey front extension, following the demolition of an existing swimming pool.
----------------------------	--

RELEVANT SITE HISTORY

P/9/17/HH	Single storey swimming pool enclosure.	ApproveConditionally 15-03-17
P/66/14/HH	Replacement detached garage	ApproveConditionally 06-08-14
P/16/77	Extension And Improvements	ApproveConditionally 30-03-77
P/2/72	Dormer Windows In New Extens- Ion	ApproveConditionally 09-02-72
P/67/86	Extension To Provide Sun Lounge Changing Room Sauna And Garden Store	ApproveConditionally 14-07-86
P/96/71	Re-Building And Extending	ApproveConditionally 08-09-71

REPRESENTATIONS

Pagham Parish Council - No Objection:

- Comments from the neighbours were noted, but the plans show the trees on the mutual boundary will be removed, allowing for more light.

3 letters of Objection from nearby occupiers:

- There will be severe impact on light entering their garden
- May potentially devalue their property
- More information is required and plans as they believe their garden will be in constant shade in the afternoon and block out the light.
- Sunlight is already minimal due to the tall trees on the boundary.
- Concern over the proximity of the proposed building to their boundary.
- The boundary lines shown on the proposed plans does not match the boundary lines shown on their title deeds.
- Concern over the vicinity of the proposed plan to the main drain on the boundary line.
- Concern that the removal of the trees will result in subsidence of the base/foundations of their shed and potential destruction of their garden fence.
- Will there be unreasonable noise arising from the Plant Room shown on the plans?
- What distance will exist between the rear of the extension and the boundary fences? The plans show a measurement of 1.75m which appears to taper, but also state that the distances will be established at time of build.
- What is the planned ridge height for the extension?

Comments:- loss of property value is not a material consideration.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary

Pagham Harbour Zone B

2km Buffer for Site of Special Interest

CIL Charging Zone 4

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:

PDS	Pagham Parish Council's Village Design Statement by
-----	---

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan, and guidance set by the Arun Design Guide.

Pagham does not have a 'made' Neighbourhood Development Plan but does instead have a Village Design Statement. The property is in area 7 (Nyetimber).

DESIGN AND VISUAL AMENITY

The proposal is situated to the front of the property and will not be clearly visible from the wider area.

The extension will replace an outdoor pool. It is a relatively large development, projecting a maximum of 11m from the front elevation, with a width of approximately 6.3m. It will have a gable roof, following that of an existing extension, and will integrate sympathetically with this. This roof will differ slightly to the thatched roof of the main dwelling but will not appear unduly out of place and is acceptable. Although large and to the front, the proposal is in keeping with the character of the property and will not have an adverse impact on its visual appearance.

Priors Way is a small close, of which Rose Cottage is located at the northeast end of. The proposal is on the far boundary from the lane of the close and will not be clearly visible. This visibility will be restricted by the boundary treatment and an existing building to the front of the dwelling. Therefore, despite being to the front of the property, the proposal will have minimal impact on the composition and appearance of the street, and is acceptable, posing minimal risk of harm to visual amenity.

The development appears subservient to the design of the host dwelling and is well integrated. It will use materials primarily matching the existing, ensuring minimal intrusion of the visual appearance of the property. Pagham Design Statement states extensions should be small in scale and height and be designed sympathetic to its setting. Despite being large, the extension is appropriate in terms of scale and massing for its context and will not be overly dominant or obtrusive to the main building. It is in keeping with the character of the locality and is in accord with the Design Statement.

The Arun Design Guide states that for front extensions the proposal should take care not to disrupt the existing composition of the street in terms of rhythm or building line and ensure continuation of existing building design in terms of details and materials. Although a large development to the front of the property, the proposal will not be visible from the street scene and will have no impact on its composition. As such, it complies with the Arun Design Guide.

The development will have minimal impact on visual amenity and the character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan, Pagham Design Statement, and Arun Design Guide.

RESIDENTIAL AMENITY

The proposal will be single storey and have a gable roof measuring approximately 4.7m high and 2.65m at the eaves. This roof will feature four rooflights facing northwest, which will sit flush to the roof and have no impact on residential privacy. The proposal will retain a minimum of 1.75m to the southeast boundary, 10.97m to the southwest, and 24m to the northwest. These distances are acceptable, and in accord with D DM4 of the Arun Local Plan. There will be little overbearing or overshadowing of neighbouring

properties as a result of the proposal, given its height and location, and as such minimal harm on residential amenity.

In addition to the rooflights, the proposal will feature new folding doors and a window to the southwest (front) elevation, and two sets of folding doors to the northwest elevation. None of these features will unduly overlook any neighbouring properties, instead facing the front garden, and as such pose no risk of adverse harm to residential privacy or amenity.

Concern has been raised regarding potential overshadowing and impact on light that there may be on neighbouring properties to the southeast. At present, there are a row of tall leylandii which site on the boundary with these neighbouring properties and cause an issue with blocking out light which comes into their gardens. The proposal will not increase issues regarding lack of light, as it will include the removal of these leylandii, instead resulting in an improvement in the amount of light received in the gardens. Given the height of the proposal in comparison to these trees, the overshadowing impact that the proposal may have will be minimal and will not result in adverse blocking of light in the neighbouring gardens. Concern was raised over noise levels from the proposed plant room. Being an internal room, the resulting noise levels will be minimal, and not unduly harmful to neighbouring amenity.

The Arun Design Guide states extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with these criteria and is respectful to the privacy and amenity of neighbouring properties.

The development will result in no adverse overbearing, overlooking, or overshadowing, and is in accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

TREES

The proposed development will include the removal of a number of leylandii trees along the southeast boundary, none of which are protected by a Tree Preservation Order. This is acceptable and will have a beneficial impact on the neighbouring properties to the southeast by increasing the amount of light entering their gardens.

SUMMARY

The proposed development accords with 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

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 Plan A
 - Proposed Ground Floor Plan
 - Proposed Ground Floor Plan A
 - Proposed Elevations
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.