

Report of the meeting of the Development Control Post-Committee Site
Inspection Panel held on

REF NO: P/87/11/

LOCATION: 52 East Front Road
Pagham

PROPOSAL: Single storey extensions to residential property - Resubmission following planning application P/47/11.

Present:- Councillors Mr Haymes (Chairman), Charles, Evans, Mrs Hall, Mrs Hazlehurst

Also present Mr Ray Radnall representing Pagham Parish Council

Apologies: Councillor Mrs Bowyer

The planning merits of the application were discussed in detail at the site visit with regard to the effect of the proposal on flooding and visual and neighbouring amenity.

Members voted 3 in favour, 1 against and 1 abstention to agree with the Officers recommendation as stated within the accompanying report namely to approve the application subject to the stated conditions.

P/87/11/

PLANNING APPLICATION REPORT

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LOCATION: 52 East Front Road
Pagham

PROPOSAL: Single storey extensions to residential property - Resubmission following planning application P/47/11.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Extension and alterations to the existing dwelling to include a single storey addition to the east and north of the existing building, together with a single storey extension to the south and timber decking and access steps. The front and side extensions would measure (at maximum) approximately; 12.9m in depth x 5.2m in width x 3.2m in

height at the highest point, this includes boat and bicycle storage below in the form of a basement. The extension to the south would measure approximately 2.2m in depth x 4.7m in width x 3.2m in height.

SITE AREA	Approximately 452 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Raised foreshore, stepped downwards to rear garden so majority of site below sea level
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Picket fence and hedging to front boundary. Walls of outbuildings form part of side boundaries but largely undefined. Retaining wall to southern boundary.
SITE CHARACTERISTICS	Detached property with white walls and felt tiled roof. White plastic windows. Timber and UPVC doors. Various single storey outbuildings in garden which are built up to the east side boundary.
CHARACTER OF LOCALITY	Residential seaside estate. Properties set in linear fashion to road frontage. Foreshore to the south of the site and scrub land to north.

RELEVANT SITE HISTORY

P/62/96	Ground floor extension at rear	Approve Cond 01-11-1996
P/99/08/	Alteration and extension to single storey residential property incorporating existing railway carriages	Approve Cond 17-09-2008
P/47/11/	Single storey extensions	Refused 22-08-2011
P/72/11/	Renewal of unimplemented planning permission P/99/08 for alteration and extension to single storey residential property incorporating the existing railway carriages	Approve Cond 21-10-2011

REPRESENTATIONS

Representations received:

Pagham Parish Council

Objection; Members noted that the submission before them included various amendments to the previous application, (P/47/11/).

The significant contour rise from East Front Road to the backshore crest from 3.8 AOD to 6.1 AOD dictates that the 'undercroft' will be the subject of very substantial excavation, raising concerns in respect of ground stability and effects upon adjacent buildings. In this respect the Parish Council is aware of concerns of the Residents Association and the major landowner, Pagham Beach Holdings Ltd.

Having regard to the comparative narrowness of the vegetated (SSSI) backshore at this location, it was felt that potential overtopping in the event of storm-surge, would seriously prejudice both the proposed dwelling, and ground stability adjacent.

As the proposal was still felt to be regarded locally as contentious, members resolved therefore to register objection in order that this feature could be examined by the ADC Development Control Committee.

3 letters of objection:

- Concerns with regards to subsidence from excavation and damage to neighbouring path, the beach, flora and fauna with the removal of the boundary wall.
- Boat store must surely be considered a completely unsuitable proposal endangering adjoining properties and result in the basement flooding with any event of over-topping of the sea.
- Extension with roof lights is inappropriate and will undermine the local area plan and village design statement, creating an unwelcome precedent.
- Would create serious overshadowing to the property to the east.
- Application disregards policies GEN7 and AREA1 of the ADLP.
- Design and Access Statement inaccurate and the site does adjoin The Dell.
- Development should have regard to the SSSI.
- Simplistic and uninteresting building without architectural merit.
- Despite amendment, the extension remains a 2 storey structure.
- Roof lights would create an unwanted precedent and also contrary to LP policies.
- Floor level of the basement significantly lower, verging on dangerous and removal of large amounts of shingle sub-strata will cause significant local disturbance.
- Disabled access is inadequate.
- If approved, informative should be attached restricting any storage of building materials within the SSSI's.
- Extensions within the Beach estate usually allow approx. 1m clearance from the boundary to allow maintenance from owners land and avoid overshadowing.
- In the event of the sea over-topping the shingle bank, all drainage will be onto 54 East Front Road which is unacceptable.
- The description of the under-croft is misleading, and will fill with water when there is heavy rain or over topping of the sea. Also concerns that it will be used for extra accommodation to house guests and children.
- Request a service gap between the extension and the neighbouring property, 54 East Front Road, to allow for drainage of the site.
- Increased fire risk given the proximity of the buildings.
- Loss of light and overshadowing to No.54 East Front Road.
- Loss of views to the west from No.54.
- Insufficient parking within the development.
- No party wall approach has been even though building will take place on the boundary, and down pipes and gutters will be required.

Comments on Representations received:

Comments on Parish Council Response:

The comments raised by the Parish Council are noted. The impact of flooding and the excavation works is not considered detrimental, and has been previously agreed with Councils Coastal Engineer and is the subject of no objections from the Environment Agency.

Comments on Letters of Objection:

Comments are noted and addressed within the conclusions section of the report.

The issue raised with regards to the Party Wall Act is a private issue between the relevant parties.

CONSULTATIONS

Engineers (Coastal Protection)

Environment Agency

Consultations responses received:

Environment Agency:

No objections to the proposal as submitted. The site is partly located within Flood Zone 3, and therefore falls under our Flood Risk Standing Advice.

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Within an Area of Special Character

Private Street

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN7](#)

[DEV19](#)

[GEN10](#)

[AREA1](#)

The Form of New Development

Extensions to existing residential buildings

Tidal Flooding and Coastal Defence

Areas of Special Character

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

PPS25

Development and Flood Risk

SUPPLEMENTARY POLICY GUIDANCE

PDS

Pagham Parish Council's Village Design Statement by PaghamPC

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity, within the Area of Special Character, or flood risk.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless

material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations, to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The site is located within the built-up area of Pagham Beach Estate which is an area of Special Character, noted for the distinctive scale and height of the residential buildings, the layout of the estate and the form and spacing of the buildings. The estate displays a mixed quality of design standard between the newer, permanent residential properties and the original holiday chalets and railway carriages, the latter being considered in this case.

Planning permission has been granted for the alteration and extension of this dwelling under P/72/11 for a similar footprint, so the principle of development of an extension of this footprint has been accepted. The previous approval allowed the increase in height of the existing dwelling as well as a side and front extension of a greater height to that now proposed.

RESIDENTIAL AMENITY

With regard to residential amenity, it is recognised the side extension would abut a site boundary, and that, because of the provision of a basement store below the extension will be of a greater height than it would be otherwise. This creates a potential for overshadowing onto the neighbouring property to the east.

Whilst the extension does provide a ground floor with basement below, the extension does remain single storey in height and appearance, with the roof angled away from the north-east boundary. The submitted plans also identify that the addition now proposed is reduced in height by 400mm and reduced in depth by approximately 1.1m to that of the scheme approved under P/72/11.

As such given this previous approval and the overall reduction to the height and depth of the addition, the proposal will have a lesser impact upon the neighbouring property to that already deemed acceptable. It is therefore considered that the extension would not detract from the amenity of the neighbouring site by way of an overbearing affect or loss of light.

VISUAL AMENITY

With regard to visual amenity, the proposal is also considered to be acceptable. The ridge height of the proposed extension would match the eaves height of the host dwelling with the majority of the addition set to the side of the dwelling and a narrow flat roof glazed section projecting across a short width of the principle elevation of the dwelling. As such it is considered that the proposed extension would appear visually subservient to the host dwelling. The design and use of materials also reflect the character of the host dwelling ensuring visual integration.

The application also proposes 3No. roof lights within the eastern roof slope. These are set back from the front section of the extension and given the shallow pitch of the roof, would not appear prominent in the street with only glimpses available of these when approaching from the east of the site. Whilst the site is located within the Pagham Area of Special Character in which development within roof slopes is not encouraged, given their siting and scale and that they serve ground floor accommodation they are considered to be acceptable in this instance.

FLOOD RISK

The side and rear extensions that are proposed, will be raised to ensure finished floor levels are such to assist in reducing the future risk of the habitable accommodation being undulated in a flood event. The proposal therefore accords with PPS25 by avoiding the exacerbation of flood risk as set out within the Environment Agency's Standing Advice.

SUMMARY

The proposed height, scale and appearance of the proposed extension ensures visual integration and subservience to the host dwelling which ensures that the character and appearance of the host dwelling and locality is maintained. This together with the overall reduction in height and depth of the extension is considered sufficient to overcome the previously refused scheme under reference P/47/11.

It is therefore recommended that the planning application be approved subject to the following conditions.

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:

Drawing No. P.I.1 Revision C; P.I.2 Revision C; A21 Revision a; E01 Revision a; E04 Revision a; E06 Revision a; E07 Revision a; E05 Revision a; E02 Revision a; P01 Revision d; P03 Revision d; P04 Revision d; P06 Revision d; P07 Revision d; P05 revision d and P02 Revision d.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the building without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with

policy GEN7, DEV19 of the Arun District Local Plan.

- 4 The basement/under-croft area hereby permitted shall only be used for storage in connection with No.52 East Front Road and for no other purpose whatsoever.

Reason: To accord with policy GEN7 and AREA1 of the Arun District Local Plan and to prevent the establishment of two storey residential accommodation.

- 5 Finished floor levels of the dwellinghouse and extensions hereby permitted shall be set at those levels as annotated on the plans hereby approved and as recommended by the applicants Flood Risk Assessment, and those buildings shall be constructed and maintained as such thereafter, and shall not be altered without the prior written consent of the Local Planning Authority

Reason: To reduce the risk of flooding in accordance with policy GEN10 of the Arun District Local Plan and Planning Policy Statement 25 (PPS25) 'Development and Flood Risk'.

- 6 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, DEV19, AREA1, GEN10

NATIONAL POLICIES: PPS1, PPS25

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

- 7 INFORMATIVE: No storage, access or encroachment shall take place within the SSI, SPA or RAMSAR sites during or after the works.
- 8 INFORMATIVE: The applicant is advised that the new building should be designed in accordance with good practice in flood risk areas, employing flood resilient materials and building techniques with raised electrics. Reference should be made to 'Preparing for floods' ODPM 2003.