

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

REF NO: P/87/18/HH

LOCATION: 53 Cardinals Drive
Pagham
PO21 4QD

PROPOSAL: Demolition of existing garage & outbuilding & erection of single storey side extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application proposes a number of alterations to the dwelling. The existing garage will be removed and replaced extending a further 5m to the rear side of the dwelling. The side extension to the southern boundary will also increase in depth to the rear and a pitched roof will be constructed.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Pagham Parish Council

Pagham Parish Council provided an objection to the application.

- Does not meet requirements of DDM4
- The development would be overbearing and not visually subservient.
- The development would compromise the established spatial character and pattern of the street.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary.

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Policy 1 and 3 of the emerging Pagham Neighbourhood Plan are of relevance to the proposal and the proposal complies with these policies.

The site is occupied by a detached bungalow with an attached garage to the side of the dwelling. The surrounding properties are of a similar design and style.

DESIGN AND VISUAL AMENITY

The development proposes side extensions which involve a roof alteration and as such part of the development is visible from the street scene.

There is currently a flat roof extension to the southern elevation. This will be extended and a pitched roof will be constructed with a width of around 3.7m which will join with the existing roof and match in eaves and total height. With the use of matching materials, the development is considered well integrated and subservient to the host dwelling.

The proposal retains its single storey appearance in that the height of the proposed roof extension does not exceed that of the existing dwelling and with the majority of the development not visible from the public realm, it is not considered that the changes to the dwelling are such that they would have a materially adverse effect on the visual amenities of the locality, or any adverse impact upon the established character of the surrounding area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal increases the height and depth of the side extension along the southern elevation. It will increase in depth from around 3m to 8m with the height increasing to match that of the existing dwelling at 4.35m. The neighbouring property at No.55 has a garage situated alongside the boundary and with no windows, the increase in height and depth is not considered to appear overbearing or give rise to any significant loss of light. Part of the rear will also increase by 1m in depth however it will meet with the rear wall of the dwelling.

The garage along the northern boundary will also increase in depth. It currently extends around 1m past the rear of the dwelling however this will increase to around 5.5m with a flat roof. The height would remain as existing at around 2.85m however there would be a roof lantern with a maximum height of 3.5m. At this height, it is not considered to give rise to any overbearing or overshadowing upon the neighbouring amenity.

There are no windows proposed to the side elevations however there will be windows to the rear of the extended garage and bedroom and a new set of doors. Due to the siting of these at single storey level, the views are of the rear garden and impeded by the fencing and therefore it is not considered to give rise to an increase in overlooking.

The development is not considered to give rise to any overlooking, harmful overshadowing or overbearing upon neighbouring amenity and is in accordance with DDM1 and DDM4 of the Arun Local

Plan.

SUMMARY

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

HUMAN RIGHTS ACT

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
- Proposed Elevations - Sheet 2 of 3
- Proposed Floor and Roof, Block and Location Plan- Sheet 1 of 3.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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 DDM1 of the Arun Local Plan.

- 4 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.