

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

REF NO: P/88/15/HH

LOCATION: 50 Gloster Drive
Pagham

PROPOSAL: Extension to length of existing front dormer projection

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Enlargement of an front dormer on the west elevation. The width of the dormer would be increased from 4m to 6.2m. The design would remain as existing with continuation of the existing flat roof. The height of the dormer is 1.9m and the maximum projection from the roof is 2.2m. The side of the dormer would be 0.5m from the side edge of the roof plane. The accommodation proposed is a shower room/toilet to serve a bedroom. A window is proposed in the front elevation of the extended dormer. Matching materials are proposed.

SITE AREA

Approximately 0.02 hectares.

RESIDENTIAL DEVELOPMENT DENSITY (NET)

The area is a medium density residential one.

TOPOGRAPHY

Predominantly flat.

TREES

None affected by the development.

BOUNDARY TREATMENT

Open to front with no boundary treatment.

SITE CHARACTERISTICS

One of a pair of semi-detached chalet type bungalows. These have integral garages and parking to the front. At present the dwellings have the same front dormer sizes and these are linked together. Both dwellings have hard surfaced front area capable of accommodating at least 3 car parking spaces. Materials are a mix of buff brick, plain brown concrete tiles. Small element of re-constructed concrete stone on the front elevation. The dormer appears to be hung with plain brown tiles or shingle whilst the adjoining dormer appears to have horizontal white cladding.

CHARACTER OF LOCALITY

Semi-detached chalet type bungalows of similar design and materials. A number of dwellings have had dormers extended in the

manner proposed. Some dwellings in the pairs do not have an extended dormer, whilst the other in the pair does have an extended dormer.

RELEVANT SITE HISTORY

P/47/59/M	Substitution of 4 DH2 and 1 SB/2A dwellings for 6 TS dwellings	ApproveConditionally 08-02-1967
P/50/67	Substitution of house types conversion of footpath and additional surface water sewer	ApproveConditionally 10-05-1967
P/26/73	Extension	Permit'd Devel

None.

REPRESENTATIONS

Representations received:

Pagham Parish Council

No objection.

No representations have been received from nearby occupiers.

Comments on Representations received:

None.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

N/A

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area

Open Plan Condition

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) [GEN2](#)
[GEN7](#)
[DEV19](#)

[Publication Version of the Local Plan \(October 2014\):](#)

Built-up Area Boundary
The Form of New Development
Extensions to existing residential buildings
SD SP2 Built-Up Area Boundary
D DM1 Aspects of Form and Design Quality
D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)

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 PaghamPC
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POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton.

Pagham Parish Council has publicised its Neighbourhood Plan for Pre-Submission purposes. This process is on-going until 23 Oct 2015. As such and given the Plan has not been Examined its

policies carry little weight at this time.

Relevant policy in the Emerging Neighbourhood Plan is as follows:

Policy 3: Housing Design

The Neighbourhood Plan requires the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, to reflect and enhance the architectural and historic character and scale of the surrounding buildings and landscape, as defined in the adopted Pagham Village Design Statement (VDS).

Planning applications must include a flood risk assessment to demonstrate how a scheme will not increase pluvial or fluvial flood risk on any adjoining land, to the satisfaction of the local planning authority and the Environment Agency.

Whilst the above policy carries limited weight, the proposal is consistent with this policy.

The Pagham Village Design Statement (PVDS) 2007 was Adopted by this Council for the purposes of determining planning applications in January 2009 and is a material planning consideration.

Gloster Drive is Nyetimber, Area 7, in the PVDS. The Statement includes the following Development Criteria:

- Small scale, height and design sympathetic to setting
- Retain and enhance the amenity spaces and access ways
- Respect the style and open character of the area
- Maintain open-field views and the countryside setting at Hook Lane
- Boundary treatment should not compromise open character
- Avoid inappropriate or unnecessary blocking of views or overlooking
- Avoid cramped, un-neighbourly proximity
- Exercise care to prevent loss of privacy by virtue of comparatively high density development

The proposal is consistent with the criteria where they are relevant.

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 in the built-up area where the principle of development is acceptable, subject to accordance with relevant planning policies. The main criteria against which the application will be assessed are contained within the Arun District Local Plan which in this case is considered to be policies GEN7 and DEV19 of the Arun District Local Plan, 2003 and policies D DM1, D DM4 and D SP1 in the Emerging Arun Local Plan 2011-2031 (Publication Version, October 2014) which seek to prevent development that would have an adverse impact upon visual and residential amenities.

DESIGN AND VISUAL AMENITY

The proposal is sympathetic to the appearance of the existing dormer in terms of height and materials. It will result in a limited loss of symmetry, however not to a significant degree and it is not considered that there is harm to the visual appearance of the dwelling, the street scene or visual amenity generally. There are other instances of similar dormer arrangements nearby.

The proposal is considered to be acceptable in design and visual amenity terms.

RESIDENTIAL AMENITY

The proposal does not result impact on the amenity of the other dwelling in the pair or on the amenity of nearby dwellings and is acceptable in residential amenity terms.

It is recommended that the application be approved, 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 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

In assessing this proposal the Neutral 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.

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 drawings:

Drawing Title, Sheet 1 of 3 - Proposed Floor Plans - Received with Application

Drawing Title, Sheet 2 of 3 - Block Plan & Proposed Elevations - Received with Application

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies GEN7 and DEV19 of the Arun District Local Plan, 2003 and policies D DM1, D DM4 and D SP1 in the Emerging Arun Local Plan 2011-2031 (Publication Version, October 2014).

- 3 The materials and finishes of the dormer hereby permitted shall match in colour and texture those of the existing dormer.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan, 2003 and policies D DM1, D DM4 and D SP1 in the Emerging Arun Local Plan 2011-2031 (Publication Version, October 2014).

- 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.