

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

REF NO: P/88/20/HH

LOCATION: 48 Greenways
Pagham
PO21 4QE

PROPOSAL: Demolition of conservatory.Erection of single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Pagham Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

2km Buffer for Site of Special scientific Interest
Pagham Harbour Zone B
Within the Built Up Area Boundary

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
ENVDM2	ENV DM2 Pagham Harbour

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies to be considered are D DM1 and D DM4 of the Arun Local Plan. Pagham has an emerging Neighbourhood Development Plan although and policy 1 applies insofar as it relates to the built up area. Additionally, there is a Village Design Statement, the proposed development falls within area 4(a), the proposal does not conflict with this statement.

DESIGN AND VISUAL AMENITY

The property seeks to replace an existing conservatory on the eastern elevation with an extension of a similar footprint albeit approximately 700mm deeper.

The proposal will not be visible from the street scene and be constructed with materials of a similar character to the original building.

The proposed extension will be 6.7m wide and 3.2m in depth, with a ridge height of 3.5m with eaves to match existing and will therefore appear subservient to the host dwelling. It is not deemed to adversely impact the spatial character of the local area, as such the design, siting and scale of the extension accord with the policies D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The existing structure which is being replaced, has a mono-pitched roof which is 800mm lower than the proposed; although the overall height of the ridge at approximately 3.5m high is not considered to cause any undue harm to the neighbouring properties. It is felt there is sufficient space to the proposals respective boundaries, with no encroachment on the distances set from the previous structure on the proposals nearest boundary with No.46 to the South.

No additional views out of the building are proposed to those which is already achievable, the proposed 3No. rooflights will be located significantly above normal head height.

The proposal as a result of the siting and separation is not considered to result in harm upon neighbouring amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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.

CIL DETAILS

This application is CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 **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.