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

REF NO: P/90/23/HH

LOCATION: 71 The Causeway
Pagham
PO21 4PQ

PROPOSAL: Proposed attached annex for family use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — The application seeks the construction of a single storey side extension to be used as a self-contained annex.

RELEVANT SITE HISTORY

P/141/21/PL	Change of use from public amenity to private residential garden together with boundary works. This site is in CIL Zone 4 (Zero Rated) as other development.	Refused 02-12-21 **Appeal: Dismissed 16-09-22**

REPRESENTATIONS

Pagham Parish Council - no objection.

No public representations received.

CONSULTATION RESPONSES RECEIVED:

None.

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 PaghamPC

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

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

Pagham does not have a 'made' Neighbourhood Development Plan' but does have a Parish Design Statement, which is of relevance. The property is within the Kings Beach Estate, an area valued for its open frontages and spacing.

DESIGN & VISUAL AMENITY

The site is a semi-detached house which has previously been extended at the rear. A single storey side extension to be constructed on the western elevation of the host dwelling which will align with the principal elevation and abut the west side boundary. The extension will be highly visible within the street scene.

Part M of Arun Design Guide states householder extensions should take a simple and unobtrusive form which does not overpower the existing or neighbouring properties, maintain established building lines, and respond to the existing building and townscape in terms of scale, massing, materials, openings, and roof form. For side extensions, the Arun Design Guide states extensions should be set back from the front of the house to play a subservient role to the original building.

The proposal partially accords with this guidance. The main points of conflict relate to the extension not being set back from the front of the house and not having an integrated roof form. On this occasion, these conflicts do not harm the character of the host dwelling or that of the locality. This is because the side and front elevations of the extension replace an existing 1.7m high brick wall. The visual impact of the extension is therefore minimised and not an obtrusive feature within the street scene. Additionally, due to the low height of the extension it appears visually subservient to the host dwelling despite not being set back from the principal elevation.

Existing building lines are retained and the open character of the street preserved.

The use of matching external materials helps integrate the mass with the original building and whilst a more integrated roof form could result in a more aesthetically pleasing extension the proposal has no demonstrable harm on visual amenity.

The development will not have any harmful impacts on the visual amenity of the property or the character of the area and is in accordance with D DM1 and D DM4 of the Arun Local Plan, Pagham Design Statement, and partially in accordance with Arun Design Guide.

RESIDENTIAL AMENITY

The host dwelling is semi-detached and has no residential neighbours immediately to the south or east. Due to the siting and scale of the proposal there will be no adverse overlooking, overbearing or overshadowing effects.

The proposal will not result in adverse impacts upon residential amenity and accords with D DM4 of the Arun Local Plan.

SUMMARY

The development accords with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives. It is also noted that there is no loss of parking.

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 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
- Proposed Elevations & Ground Floor Plan
- Existing and Proposed Sections and Roof Plan

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 The annexe accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 71 The Causeway as a dwelling and the annexe shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

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.