

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

REF NO: P/91/26/HH

LOCATION: 11 Manor Park
Pagham
PO21 3JS

PROPOSAL: First floor extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Pagham Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Tree Preservation Order
Pagham Harbour Zone B
Within Built-Up Area Boundary
2km Buffer for Site of Special Scientific Interest

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a two-storey end-of-terrace dwelling occupying a corner plot on Manor Park. This application

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seeks planning permission for the construction of a first-floor side extension. The works would be constructed from materials to match the host dwelling and would be visible from the street scene.

The proposed first-floor side extension would extend over the existing single-storey porch and would measure 1.8m wide and 1.6m deep. It would have a pitched roof, with an eaves height of 4.9m and a maximum height of 6.1m, set 1.4m below the ridge of the main roof. While the extension does not fully accord with Part M of the Arun Design Guide (ADG), which encourages first-floor extensions to be set back from the front elevation, the extension would be stepped down from the main ridge line of the host dwelling and would be modest in its proportions, ensuring that it would remain visually subservient. As a result, the extension would not appear unduly prominent when viewed from the street and would not detract from the character or appearance of the host dwelling or the surrounding street scene. The proposal is therefore acceptable in design terms, despite the minor departure from guidance.

The extension would be finished in white cement board cladding. While this material is not present on the host dwelling, there are examples of cladding elsewhere along Manor Park, including at Nos. 10, 9, 8 and 7 to the rear. As such, its introduction would not appear incongruous within the character and appearance of the locality.

The proposal would not result in harm to the character or visual amenity of the dwelling or the surrounding area, in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the Arun Design Guide (ADG) states that householder extensions should protect neighbouring amenity in terms of privacy and overshadowing. Proposals should consider the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The proposed first-floor extension would remain within the existing footprint of the dwelling. Given the siting of the plot and the extension within it, it would not project further towards neighbouring properties. Furthermore, the extension would be set in from the side boundary with Manor Park by 2.8m and from the front boundary with the footpath serving the terrace by 3.5m. It would therefore not result in harm to neighbouring occupiers. Accordingly, no overbearing or overshadowing impacts would arise as a result of the first-floor side extension.

Fenestration is proposed within the western elevation of the proposed first-floor side extension. This would provide views over the highway and towards a garage compound and would not be significantly different from the views available from the existing window within this elevation. The proposed fenestration would not result in additional overlooking.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4, as it would not result in unduly harmful impacts on neighbouring amenity by way of overbearing, overshadowing or overlooking.

SUMMARY

The proposed development is in accordance with the 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

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 not 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 Plan, Block Plan, Proposed Elevations and Proposed Ground Floor Plan.
- Proposed First Floor Plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.