PLANNING APPLICATION REPORT

REF NO: **P/94/10/**

LOCATION: Nyetimber House
247 Pagham Road
Pagham

PROPOSAL: Single storey rear extension, loft conversion including rear dormer window and replacement garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed single storey extension on the rear measures approximately 6.5m in width, 4.3m in depth, maximum height of 3.7m to include roof lantern. Roof conversion to include two conservation roof lights, rear dormer which measures approximately 2.5m in width, 1.5m in depth and 1.3m in height. Replacement garage measures approximately 7.7m in width, 5.2m in depth and 4.1m (maximum) in height.
SITE AREA	Approximately 924 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has brick wall approximately 1.2m-1.8m in height, north side boundary side elevation of neighbouring property + wall approximately 2m in height, south side elevation brick and flint wall approximately 1.5m-1.8m in height.
SITE CHARACTERISTICS	Early C19 Grade II Listed Building with front doorway with pilasters and pediment, detached precast garage block sited on north side of dwelling. Open air swimming pool in rear garden with detached outbuilding. The walls have red brickwork with grey headers, slate roof and white window frames. Plaque on front elevation dated 1820.
CHARACTER OF LOCALITY	Main road comprising two storey properties, Hotel to north of site, Bear Public House to south of site, parade of shops to east of site.

RELEVANT SITE HISTORY

P/4/55	Conversion to 3 flats	Approve 02-03-1955
P/120/83	New garage workshop and bicycle store	Approve Cond 19-10-1978
P/44/84	Erection of a garage	Approve Cond 02-05-1984

REPRESENTATIONS

Representations received:

Pagham Parish Council

No objection but with the following comment.
Members noted that the toilet opened directly onto the kitchen.

Comments on Representations received:

Noted
The creation of a new partition area for the wc accessed from the kitchen will be dealt with under Building Regulations legislation.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary
Grade II Listed Building
Class C Road
Article 4 Direction

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity and impact on the Listed Building.

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.

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:
"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."
Where the building is located in a Conservation Area, Section 71(1) of the Act states:
In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation 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

The Grade II Listed detached property is sited off the main Pagham Road and has a three bay garage which is sited on the northern side of the dwelling. The application seeks to demolish the sub-standard garage which was constructed around 1984 and replace with a double garage. The existing rear extensions which comprise a utility room and lobby are to be demolished and replaced by a garden room. A loft conversion is proposed with rear dormer that will convert the existing roof space into two bedrooms with bathroom. Internal alterations are proposed that will comprise a new utility room being formed in an area adjacent to the hall and a new wc being formed adjacent to the kitchen area.

The proposed garden room to be sited on the rear adjacent to the kitchen will be set back from the existing rear kitchen wall by approximately 0.3m and will be approximately 6.5m in width with a rear projection of 4.3m. It will have a lantern roof light which at its maximum height will be approximately 3.7m.

The proposed rear dormer has been designed to harmonise with the property with lead roof and cheeks and will be approximately 2.5m in width, 1.5m in depth with a height of 1.3m, two conservation roof lights are also proposed on the rear that will be positioned on the southern side of the dwelling.

The replacement garage which replaces a pre-cast concrete structure with concrete roof tiles will be sited on the same footprint as the existing structure and will be the same height. The replacement garage will be constructed of high quality materials with oak boarding to the external

walls and a slate roof. It is considered that the replacement garage is a significant improvement on the existing structure and more in keeping with the character and appearance of the main dwelling.

The rear extension and dormer have been designed to sympathetically relate to the main Listed Building and due to there rear location would not be readily visible in the street scene. The garage being readily visible in the street scene is not considered to be obtrusive, nor would it harm the setting of the Listed Building, character and appearance of the surrounding residential area.

It is therefore recommended to approve the application, subject to the following conditions.

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 This permission relates to the following approved plans: Site/Block, Floor & Elevations of garage Drg No 1023/05, Floor Plans Drg No 1023/03, Elevations/Section/Roof Plan Drg No 1023/04 received on 1st September 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 The materials and finishes of the external walls of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

4 The rooflights hereby permitted shall be conservation style rooflights only.

Reason: In the interest of visual amenity in accordance with policy GEN7 of the Arun District Local Plan.

5 The replacement window shall be of painted timber and single glazed.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with policy GEN7 of the Arun District Local Plan and PPS5 Planning for the Historic Environment.

6 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.