

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

REF NO: P/95/22/HH

LOCATION: 16 Cardinals Drive
Pagham
PO21 4QF

PROPOSAL: Conversion of loft to habitable use including the installation of 2 x side dormers and 1 x rear juliette balcony.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to convert the loft into a habitable space which will include the construction of two dormers. The rear hip will also alter to a gable end.

RELEVANT SITE HISTORY

P/172/21/HH	Conversion of loft to habitable use including the installation of 2 x dormers and 1 x juliet balcony.	ApproveConditionally 23-03-22
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REPRESENTATIONS

Pagham Parish Council provided no objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

PDS Pagham Parish Council's Village Design Statement by PaghamPC

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Local Plan.

Pagham does not have a Neighbourhood Plan although does have a Village Design Statement with the property located within Eastern Pagham.

BACKGROUND

An application was approved in 2021 for similar works. This application extends the length of the dormer to the southern elevation.

DESIGN AND VISUAL AMENITY

The proposal is located to the sides and rear of the property and will be visible from the street scene.

To the rear, the proposal will involve extending the ridge line of the dwelling to encompass an existing extension and altering the roof from hip to gable to enable the dormers to be constructed. This will add some bulk to the rear of the dwelling. This element is not visible from the wider area.

The dormers will be visible from the street scene however are set back from the principal elevation by around 7m. This helps to reduce their dominance.

There are some examples of dormers within the street namely at No.26, 32 and 34 and the addition of dormers within the street scene is acceptable.

The proposal complies in part with the Arun Design Guide which seeks to raise design in the district with the scale and massing appropriate to the dwelling and surrounding properties. The addition is not deemed to exceed 50% of existing floorspace. The dormers do not have a pitched roof in conflict with Part M, however as they are side on to the road, they would not adversely impact the character of the area.

The proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan in that it will not result in harm upon the appearance or character of the area.

RESIDENTIAL AMENITY

To the rear is an existing single storey extension. This has a depth of 3.1m. The ridge will extend across this and alter from a hip to gable end. This adds bulk to the rear of the dwelling although does not result in harm on neighbouring amenity. To the north, the rear elevation does not extend beyond the rear building line of No.14 and with 2.75m separation to the boundary and further 1.85m to the side of the No.14, it will not result in adverse overbearing or overshadowing. To the south, the roof extension may give rise to some overbearing as it extends beyond the rear of No.16. However, this will not result in significant adverse impacts with the extension retained with the footprint of the dwelling. Also, due to the siting of the neighbour to the south, it will not be subject to the loss of light.

The dormers will match in dimensions with a height of 2.45m, depth at 2.9m and length of 8.9m.

The windows to the northern elevation will serve a bedroom and bathroom. The bedroom window will not provide adverse views into the garden of No.14 to the north as a result of its position on the dormer, with views intercepted by the neighbouring dwelling when looking at a 45-degree angle. The bathroom window would provide views and will be conditioned to remain obscured glazed. The window to the southern dormer will serve a bedroom although this is positioned further east towards the front of the dwelling. This will enable some views over the neighbouring garden at No.18 although again due to the angle available these are not significant.

To the rear gable end, a juliet balcony is proposed. This will look over the garden of the dwelling with 26m retained to the rear boundary. There will be views into neighbouring gardens which do not exist at present however these are not into direct windows, and it is likely a juliet balcony could be constructed under permitted development.

The proposal will not result in adverse harm on amenity of neighbours by way of overbearing, overshadowing, or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan policies and 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.

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 - Rev A March 22
- 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 policy D DM1 of the Arun Local Plan.

- 3 The north facing dormer window serving an en-suite shall at all time be obscured glazed and only openable at a high level at least 1.7m above finished floor level.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun Local Plan

- 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.