

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

REF NO: P/97/19/HH

LOCATION: Manoss Lea
9 Manor Park
Pagham
PO21 3JS

PROPOSAL: Alterations and extensions to dwelling- including single storey front extension and new roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks extensions to the existing dwelling which a single storey front infill extension and a new roof which will increase in ridge height with the addition of 2 dormers.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council
No objection
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Pagham has an emerging Neighbourhood Plan however none of the policies are relevant to the application.

DESIGN AND VISUAL AMENITY

The dwelling fronts a small cul de sac and is highly visible. The existing dwelling is a chalet bungalow and the application seeks to increase the roofspace by increasing the height of the property.

There will be a small extension to the northern elevation however this is modest at a depth of 1.25m and meets with the existing principal elevation. The roof height will also increase in height by approximately 1m and the roof design will alter from a hipped to barn hip end. The dwelling is however not considered to appear unduly dominant upon the street scene, in such that the roof height will be similar to that of the neighbouring property. A new property was constructed to the west of the host dwelling in 2017. The proposal seeks to alter the host dwelling in such that the appearance will be similar in design and scale to that of the neighbouring dwelling.

There will also be 2 pitched roof dormers to the northern elevation. These are modest in size and appear sympathetic in appearance to the host dwelling with an existing small pitch gable retained to the front elevation.

The materials proposed include tile hanging to the gable ends and render to the ground floor. The dwelling will appear similar to that of the neighbouring property to the west and with cladding located at properties to the north east, is not considered out of character for the area.

Whilst the dwelling will largely alter in appearance, as a result of the design and scale of the changes, the development is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dwelling will increase in roof height from approximately 6.1m to 7.1m. The neighbouring property to the west is already of a larger scale and the alterations are therefore not considered to result in the property appearing overbearing or overshadowing. There is a bungalow situated to the south east however the host dwelling is situated around 7m away from the boundary and as a result of the siting and the sufficient boundary treatment in place, again it is not considered to give rise to adverse overbearing or overshadowing impacts. There is a bungalow located to the rear of the dwelling however, due to the siting is again not considered to appear adversely overbearing.

As a result of the increase in height there are additional windows proposed. There will be 2 additional velux to the east however due to the siting of the neighbouring property which is situated slightly behind the host dwelling and the separation distance, they are not deemed to result in adverse overlooking. To the rear of the dwelling there will also be a number of additional velux. 4 out of the 6 will serve a bathroom and landing and are not deemed to result in adverse overlooking. The remaining 2 serve a bedroom and due to their siting to the eastern side of the rear may have the potential to give rise to overlooking at No.10 and will be conditioned to remain obscured glazed however not fixed shut. There will also be 2 dormers to the northern elevation and an additional velux however these will overlook the

street scene.

Whilst the development proposes large alterations, due to the design and siting of the dwelling, it is not considered to result in adverse impacts upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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.

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
 - Existing and Proposed Ground and First Floor Plan - 3
 - Block Plan and Proposed Elevations and Roof Plan - 2

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 two velux windows serving a bedroom to the south eastern elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property 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.