

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

REF NO: P/98/21/HH

LOCATION: 53 West Front Road
Pagham
PO21 4SZ

PROPOSAL: Refinishing of the existing roof, refinishing of existing dwelling in insulated cladding and render, addition of roof windows in vaulted roof area, new open porch area.
Location of new air- to- water heat pump within 1m of dwelling boundary.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application is for refinishing the existing roof, refinishing of existing dwelling in insulated cladding and render, addition of roof windows in vaulted roof area, new open porch area.
Location of new air- to- water heat pump within 1m of dwelling boundary.

RELEVANT SITE HISTORY

P/6/95	Extension, garage conversion and porch	ApproveConditionally 12-04-95
P/63/89	Detached Garage	ApproveConditionally 07-08-89
P/4/89	Demolition of existing dwelling and erection of new detached dwelling	ApproveConditionally 20-02-89

REPRESENTATIONS

Pagham Parish Council - No Objection.

No representations received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Built-Up Area Boundary
 Area of Character
 2km Buffer for Site of Special Scientific Interest
 Pagham Harbour Zone A

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
HERDM4	HER DM4 Areas of Character

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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, D DM4 and HER DM4 of the Arun Local Plan.

Pagham does not have a made Neighbourhood Development Plan but has a Village Design Statement with the application being within the area, The Beach Estate.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy HER DM4 sets out criteria for Areas of Character. It states that planning permission or relevant consent will be granted subject to the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas, the maintenance of an appropriate mix of uses where this is an important element in the character of an area and new development preserving, and where possible, enhancing the special character of these areas, particularly with regard to the characteristics identified by the Local Planning Authority.

Further guidance from the Arun Design Guide is relevant and stated below.

DESIGN AND VISUAL AMENITY

The property is a single storey bungalow to south east of West Front Road. The property is constructed of brick with white render walls and a pitched tiled roof. Neighbouring properties are 51 to the east and 55 to the west. The surrounding area is residential in character and contains properties of similar designs.

The proposal seeks the refinishing of the existing roof, refinishing of existing dwelling in insulated cladding and render, the addition of roof windows in vaulted roof area, new open porch area. Location of new air- to- water heat pump within 1m of dwelling boundary.

The refinishing of the existing roof will be in a fibre cement roof slates, there will be new insulated timber cladding/timber effect composite cladding to north west, south west and south east sides and refinishing of existing white render walls in a insulated white render finish so seems to integrate in colour and design with property and the use of non-traditional timber cladding/timber effect cladding seems to be appropriate to the surrounding Area of Character coastal location so complies with policy D DM1 and HER DM4 of the Arun Local Plan. There are multiple examples of contemporary dwellings in the locality.

The two new roof windows will be sited to the north west, north east and south west vaulted roof planes. Due to the design of windows they will not adversely harm the street scene or character of area so complies with policy D DM1 of the Arun Local Plan.

The new open porch will be to front (south west) elevation to replace an existing porch. The proposal will have a width of approximately 3.24m and a depth of approximately 4.08m. The height to flat roof will be approximately 3.88m. Due to size it is visually subservient to existing dwelling and design integrates with existing property so complies with policy D DM1 of the Arun Local Plan.

The heat pump will be sited to north west elevation of dwelling. Due to siting to minimal size (0.92m x 0.31m) it will not cause adverse harm to street scene or character of area so complies with policy D DM1 of the Arun Local Plan.

Arun recently adopted a Design Guide. It states development should be subservient to existing dwelling and this complies in terms of size and scale. It also states that appropriate materials and details to use in development will vary throughout the District and according to the nature of the scheme, but as a general rule should be kept to a minimum to ensure simplicity of design. These should be robust and weather well over time. The proposed cladding and render in grey colour seems to not cause adverse harm to character of area so complies. It also states cladding materials must adhere to Building Regulations on flammability.

The materials seem to integrate with the existing dwelling and will consist of timber effect composite cladding and render in a white colour, fibre cement roof slates, flat roofing membrane, and grey finished UPVC windows and doors so complies with policy D DM1, D DM4 and HER DM4 of the Arun Local Plan and the Arun Design Guide and Pagham Design Statement together with the heritage paragraphs of the NPPF.

RESIDENTIAL AMENITY

Due to the proposals seeking to change existing roof and cladding materials there is no impact to neighbouring amenity.

Due to the size of new proposed porch, property number 55 to west set back and gap of around 3.47m remaining to front (south west) boundary there is no adverse harm to overbearing effects to neighbouring

property to west so is acceptable.

Due to the new roof windows sited to north west, north east and south east roof plane there is some risk to increased overlooking to neighbouring properties number 51 to east or number 55 to west however due to being glazed and nature of window at high level there is no adverse harm to overlooking effects to neighbouring properties to east or west so is acceptable.

Due to small size of proposed heat pump to front (north west) elevation there is no adverse harm to overbearing effects to front so is acceptable.

Due to the siting of the proposals, they will not cause adverse harm to overbearing, overshadowing or overlooking upon amenity so comply with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development accords 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

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 (pl)01
- Existing Ground Floor Plan (pl)02
- Existing Elevations (pl)03
- Proposed Ground Floor Plan (pl)05b
- Proposed Elevations (pl)06a
- Proposed Section (pl)07
- Proposed Site and Roof Plan (pl)04b

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

- 3 The air-water heat pump shall comply with the MCS Planning Standards or equivalent standards.

Reason: In the interests of the amenity of the neighbouring property in accordance with policy QE 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.