

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

REF NO: P/98/25/HH

LOCATION: 32 Kings Drive
Pagham
PO21 4PZ

PROPOSAL: Single storey side/rear extension and front porch extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

P/120/20/T	Remove epicormic growth from trunk to a height of 3 metres & remove deadwood of 1 No. Oak tree.	ApproveConditionally 12-01-21
P/94/17/T	Crown Thin by 20% to 1No. English Oak & Remove Deadwood.	Approve 05-12-17

REPRESENTATIONS

Pagham Parish Council - No Objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high groundwater levels.
Tree Preservation Order.

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)

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

DESIGN & VISUAL AMENITY

The application site comprises a detached bungalow located on Kings Drive, Pagham.

The proposal seeks to construct a single storey rear extension to the eastern (rear) elevation of the dwelling. The existing conservatory to the rear is to be demolished. The rear extension would measure approximately 4.9m in depth and span the full width of the dwelling, including the proposed side extensions, resulting in an overall width of approximately 10m. The extension would have a maximum height of 2.6m and an eaves height of 1.4m. It would feature a hipped roof design that would integrate with the main roof of the dwelling, reflecting the character and appearance of the host dwelling. The rear extension would connect with the proposed infill side extension on the southern elevation and the side extension on the northern elevation, forming a wraparound extension. The roof tiles are to match the existing, and the external walls would be finished in white render. Existing brickwork is proposed to be rendered to match the new extensions.

Fenestration to the rear extension would include a rooflight on the southern (side) elevation, along with sliding and patio doors on the eastern (rear) elevation.

The proposal does not comply with Part M of the Arun Design Guide (ADG), which advises that single storey rear extensions to detached dwellings should not exceed 3.3m in depth. Despite its large scale, the extension would be well-integrated with the dwelling, maintaining its character through coherent roof and elevational design. The extension would not appear incongruous in its setting, and the departure from the ADG guidance is acceptable in this instance.

The southern flank elevation of the extension would measure approximately 1.8m, forming an infill extension. The northern flank elevation would measure approximately 1.8m, with both elevations adjoining the rear extension. The total depth of the extension would be approximately 10m on the northern flank and 9.1m on the southern flank, aligning with the new flank elevations. The extension would feature a hipped roof with a maximum height of approximately 2.6m.

Although the side extension would be partially visible from the street scene, it would be set back from the principal elevation, and would remain visually subservient to the dwelling. As such is in accordance with the guidance set out in the Arun Design Guide.

The proposal includes a modest widening of the front porch by approximately 0.5m. This alteration would be visible from the street but is minor in scale. The porch would feature a hipped roof design consistent with the main dwelling, and materials would match those proposed for the extensions. The porch would not detract from the character of the dwelling or the surrounding area.

The proposal would not result in demonstrable harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The rear extension would be set in approximately 1.4m and 0.9m from the northern and southern

boundaries respectively, maintaining adequate separation from neighbouring properties. The extension would comply with the 45-degree rule and would not result in any unacceptable loss of privacy, overshadowing, or overbearing impact on adjacent dwellings. The proposal would preserve external garden amenity, with a separation distance of approximately 13.7m to the neighbour to the east, in accordance with the Arun Design Guide.

The southern flank side extension would extend along the existing frontage and connect to the rear extension. It would maintain a separation distance of approximately 0.9m from the southern (side) boundary. Although this is a minor deviation from the 1m recommended in the ADG, due the siting of the neighbouring dwelling the proposal would not result in any overbearing or overshadowing impacts.

The northern flank side extension would project beyond the northern elevation of the host dwelling but would be screened from public view by an existing garage. It would maintain a separation distance of approximately 1.4m from the northern boundary. As such, the side extension would not give rise to any overbearing or overshadowing to the neighbour to the north.

The development would not result in harm to neighbouring amenity, in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the ADG.

TREES

An Oak tree previously in the rear garden of the site has been removed without any known prior consent. The exact timing of its removal remains unclear. The remaining Oak tree is subject to protection under Tree Preservation Order Chichester RDC No.1.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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.

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 drawings:
 - The Location Plan
 - Floor Plans 02
 - Elevations and Block Plan 01 Rev C
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 National Planning Policy Framework.