

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

REF NO: P/99/18/HH

LOCATION: Thomas A Beckett Cottage
2 Pagham Road
Pagham
PO21 4NP

PROPOSAL: Extension of the existing dwelling to provide first floor accommodation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council

Pagham Parish Council raise No objection but the Council would wish to see a condition requiring planting to minimise the visual impact of the development.

CONSULTATIONS

Environment Agency

CONSULTATION RESPONSES RECEIVED:

Southern water - requires a formal application for any new connection to the foul sewer to be made - subject to an informative when the application is considered for approval. In addition the Developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.

Engineers (Drainage) - The application seems to detail that the surface water will be disposed of to the existing soakaway, this will not be suitable because: the roof area is to substantially be increased; old drainage requirements for surface water drainage were far less than modern standards; existing soakaway condition is unknown. The standard drainage condition to be included. Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period.

POLICY CONTEXT

Designation applicable to site:
Built up Area Boundary

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

PDS	Pagham Parish Council's Village Design Statement by PaghamPC
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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. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun District Local Plan. The Pagham neighbourhood Plan has not yet been made however policies 1 and 3 have been considered due to the stage the PNDP has met.

The site is occupied by a modestly fronted detached bungalow set back from the road by a parking area. The host dwelling forms part of a linear form of staggered residential properties of varying scale and design, located on a corner plot where Pagham Road meets Sea Lane.

DESIGN AND VISUAL AMENITY

The application seeks to construct a full first floor addition by removing the roof to the existing bungalow at a total pitch height of 5m, to an overall pitch of 8.5m an increase of 3.5m. This would provide accommodation over two levels of 5 bedrooms and 5 ensuite bathrooms an increase of one bedroom.

The Footprint of the property would be incorporated with the permission granted under P/18/03 for a rear/side swimming pool extension. The existing detached garage to the southern boundary would be removed and replaced with a infill two storey addition. The total width of the dwelling would remain at 24m and a depth similar to the existing footprint.

The proposed height of the resulting dwelling would match that of the dwelling occupying Sea Lane and 600mm taller than its most immediate neighbour no.4 Pagham Road to the North. By virtue of the scale and mass officers consider although the dwelling is not a subservient addition, by virtue of its location and dominant character of two storey neighbouring dwellings officers consider the proposal would sit comfortably within the street scene and would make for an efficient use of land.

The proposed rear extension is therefore not considered to give rise to any adverse impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan and Policy 3 (Housing Design) of the draft PNDP.

RESIDENTIAL AMENITY

The proposal would provide windows serving bedrooms to the west and east elevations. A balcony serving the landing and one serving the rear west elevation and two of the bedrooms are proposed.

When assessing the additional outlook to neighbouring occupiers it is clear from the block plan and aided by a cross section plan that the view from rear windows towards the dwelling at Saxon Way are at a 30m distance beyond any reasonable distance to cause unacceptable overlooking.

More immediate is the relationship of the proposal onto neighbouring No.4 Pagham Road. The footprint of No.4 is staggered and set further back into its plot when compared to the host dwelling. Stepped at some 10m beyond the footprint of the host dwelling, therefore, the immediate amenity space serving the neighbouring occupier is at some significant distance to the north east.

The proposed rear balcony is supported by an illustrative cross section (section B -B and C-C) this highlights that a flank wall at a depth of 3m and height of 2.072m is proposed abutting the balconies north elevation, coupled with the physical pitch of the roof for the swimming pool as permitted under application (P/18/03) would provide an oblique view with limited harm to the amenity at No.4 Pagham Road. In particular the cross section demonstrated that when a person is standing on the balcony, they would have an oblique view across the shared boundary No.4 Pagham Road. Notwithstanding this if in the event the extant permission is not implemented the flank wall and staggered footprint when retain a limited impact from overlooking.

Therefore by virtue of the size, scale and position the proposed extensions is not considered to give rise to any overlooking, overshadowing or overbearing impacts upon the residential amenity and as such is in accordance with DDM1 and DDM4 of the Arun Local Plan and Policy.

ON SITE PARKING

The neighbouring occupier highlighted that the loss of the garage would reduce the parking at Trebarwith. On inspection of the site the officers considered that parking of two cars would be achievable. In addition as the surrounding public highways are unrestricted an additional car on the public highway would be possible which is nothing out of the ordinary for this type of development in the locality.

DRAINAGE & WATER

The Drainage Engineer comments that the development would slightly increase the impermeable area and therefore further runoff from the property. It is requested that a standard drainage condition to be included.

SUMMARY

The proposed development is deemed to accord with 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
 - Location Plan E000 A
 - Block Plan E001 C
 - Existing floor plans E002 B
 - Existing elevations E003 C
 - Existing ground floor plans E004 C
 - Proposed footprint & roofline P002 A
 - Proposed Elevations and Street Scene P003 C
 - Proposed Ground floor plans P004 B
 - Proposed First floor plans P005 A
 - Proposed sections & viewing lines P006 C

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan

- 3 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason : To prevent pollution of water bodies and to ensure the satisfactory drainage of the site and to prevent flooding, in accordance with policies W SP1 & W DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the site drainage needs to be approved and implemented before the dwellings are occupied.

- 4 The obscure panel shown on the submitted plans shall be installed prior to the first use of the balcony and be retained thereafter in perpetuity.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM1 of the Arun Local Plan.

- 5 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy D DM1 of the Arun District Local Plan.

- 6 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

- 7 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.