

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

REF NO: P/9/21/HH

LOCATION: 9 Kings Drive
Pagham
PO21 4PY

PROPOSAL: Single storey rear extension with flat roof together with alterations to existing bay windows to the front of the property.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks retrospective permission for the construction of a single storey rear extension with flat roof together with alterations to existing bay windows to the front of the property.

RELEVANT SITE HISTORY

P/100/19/HH	Rear extension and conversion of roofspace to habitable use to include a side dormer and conversion of roof from hip to gable end, and alterations to front bay windows.	Refused 14-02-20
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REPRESENTATIONS

Pagham Parish Council - No Objection.

Nearby occupiers - total of 4 comments of objection (2 from nearby neighbours)

- Large extension at back has been built too high and does not flow into the main section of the bungalow.
- The extension can be seen from the street view and appears dominant. Removal of bay windows and flattening of front facade is totally out of character with surrounding 1950's and 1920's bungalows.
- The height of the large extension at the rear of the property.
- Removal of bays at front detracts from period character and charm of the surrounding bungalows.
- Rear extension is too dominant and not in keeping with existing bungalows. The extensions height and roof shape is out of shape of the old bungalows roof.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

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

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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

Pagham has does not have a Neighbourhood Plan but does have a village design statement.

DESIGN AND VISUAL AMENITY

The dwelling is a bungalow with hipped roof. This is similar to that of the surrounding area which consists of properties largely comparable in design and size.

The retrospective application is for a single storey rear extension with flat roof and alterations to bay windows at the front. The single storey extension is residential in appearance and situated at the rear. Due to the location at the rear the extension is mostly restricted from view however it is visible from the street scene and has a limited impact on the street scene.

The rear extension has a width of 9.69m, a depth of 7.0m and a height of approximately 3.41m. The extension is visually subservient to the main building. The extension has bi-fold doors on the south western elevation facing the garden. There is a full length window on the northern and southern extension elevations. There is a new door on the southern side elevation of extension.

Due to the scale and siting of the extension, it is visually integrated with the host dwelling therefore complies with Policy D DM4 of the Arun Local Plan.

The single storey extension materials match the dwelling with external walls to receive painted brick finish and white render finish, the flat roof has finished using single ply membrane roof finish and windows and doors to match existing.

Due to the siting and materials, the rear extension complies with Policy D DM1 of the Arun Local Plan.

The retrospective alterations to the bay windows at the front on the north eastern elevation and are highly visible from the street scene. The replacement of the bay windows with new windows has visually changed the appearance of the property and is not in keeping with neighbouring properties bay window

designs. The bay windows have been replaced with windows in an anthracite grey finish.

The window alterations design and materials are considered to not have an adverse impact upon the character of the locality and the spatial pattern of the area and complies with D DM1 and D DM4 and of the Arun Local Plan.

RESIDENTIAL AMENITY

There was a conservatory to the rear which was removed for the siting of the extension. The rear extension has a width of 9.69m, a depth of 7.0m and a height of approximately 3.41m. Both the neighbouring properties extend further west so the extension is in line with the building line. As a result, it is not considered to appear adversely overbearing or overshadowing upon neighbouring amenity.

The extension is located within 2.9m of the northern boundary and 1m from southern boundary. The extension does not come to within a minimum of 1m of the side boundary so complies with D DM4 of Arun Local Plan.

The new windows in the north and south extension elevations will increase some overlooking into the neighbouring property at number 7 however it is not considered to be significantly harmful impact due to no direct overlooking into the neighbouring windows and being at ground floor level. The extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties and complies with D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

The alterations to the bay windows to new upvc windows at the front of the property has changed the appearance of the front elevation as the windows are bulky in design compared to the existing style of bay windows in neighbouring properties. Due to the scale and design of the window alterations, it complies with D DM4 of the Arun Local Plan and Section J of the Arun Design Guide

The alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties so complies with 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 Plans & Location Plan - 0101-01
Existing Elevations - 0101-02
Block Plan - 0101-07
As Built Floor Plan and Roof Plan - 0101-08
As Built Elevations - 0101-09

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 of the Arun Local Plan.

- 3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies Policy D DM1 and Policy D DM4 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.
- 5 **INFORMATIVE:** The Council has become aware that a front boundary wall has been erected. If this exceeds 1m in height (from ground level) then planning permission would be needed.