

PLANNING APPLICATION REPORT

REF NO: K/12/10/

LOCATION: 28 Coastal Road
Kingston
East Preston

PROPOSAL: Extensions at rear to form garden room area and breakfast area & new garage at front west side. New bow window on front of former garage to be used as a dining room

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The side extension to form a garage would measure 2.9m x 6.4m x 5.1m high. The family room extension to the rear would measure 6.1m x 6m x 4m high. The garden room extension to the rear elevation would measure 4.6m x 6m x 4.5m high. All measurements are approximate.
SITE AREA	Approximately 851 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	East boundary formed of timber fencing and hedging some 2m high. Rear enclosed by timber fencing, some 2m high. West boundary formed of timber fencing and hedging some 2m high.
SITE CHARACTERISTICS	Detached 2 storey dwelling, painted brick and hanging tile elevations. Gable red tiled roof. Flat roof single storey section to front elevation, integral garage.
CHARACTER OF LOCALITY	Sited in a private residential estate. Mix of types of styles of detached properties. Many of the nearby properties have been extended.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Kingston Parish Council

Objection: The proposed development is too close to the boundary with the neighbouring property. The infilling of the plot is contrary to the general provision of free standing between plots and will have a detrimental effect on the general ambience and visual open design of the neighbourhood.

Comments on Representations received:

The proposed development is considered to be acceptable with the section of the extension abutting the side boundary being acceptable in amenity terms as to not impact upon the neighbouring property, nor the established spatial character of the street scene given its single storey nature. The proposed development is considered to comply with relevant planning policy.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2 GEN7 DEV19	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings
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PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The proposed application seeks permission for 2No. single storey rear extensions together with a

single storey addition to form a garage to the west elevation and a bay window in place of the existing garage door.

VISUAL AMENITY

The proposed additions although being partly viewed within the street scene, by way of their design and single storey nature are not considered to appear obtrusive within the established street scene nor impact upon its established spatial character.

The proposed additions are to be single storey which ensures visual subservience to the 2 storey host dwelling and are to be of a design which ensures visual integration with existing building.

RESIDENTIAL AMENITY

The proposed side addition would be built up to the west boundary of the site with the hipped roof sloping away from the west boundary at approximately 2.5m in height. The proposed side addition would only abut the boundary for some 6.4m, with the rear addition maintaining approximately 1m from the west boundary. The single storey nature of the additions together with the existing boundary treatment and the hip of the roof sloping away from the boundary is considered to ensure that the additions to the west elevation will not impact upon the private amenity of the adjoining property No.30 Coastal Road.

The rear addition forming the Garden Room would maintain a distance of approximately 1.7m from the east boundary adjoining No.26 Coastal Road. No.26 has a driveway between the adjoining boundary and the west elevation of the dwelling to access garages in the rear garden. The single storey nature of the addition coupled with the boundary treatment of some 2m high is considered to mitigate any unacceptable loss of amenity to No.28 by way of overbearing or loss of light.

SUMMARY

The proposed additions are considered acceptable in that they will not adversely affect the spatial character of the area as the addition to the side elevation would be single storey and the visual gap between the dwellings would be maintained. Further the single storey nature of the extensions ensures that they appear visually subservient to the host dwelling.

It is therefore recommended that the application be approved subject to the following conditions.

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 This permission relates to the following approved plans;
Existing Front and Rear Elevations; Existing Side Elevations;
Drawing No. 10/12/A and 10/12.

Reason: For the avoidance of doubt and in the interests of amenity and the environment

in accordance with GEN7 of the Arun District Local Plan.

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

Reason: In the interests of amenity in accordance with policies DEV19 and GEN7 of the Arun District Local Plan.

- 4 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.