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

REF NO: K/12/22/HH

LOCATION: Meadow House
Kingston Lane
Kingston
BN16 1RS

PROPOSAL: Erection of single storey rear and front porch extension, erection of self contained detached annex and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to construct a single storey rear extension measuring approx. 11.3m by 6m to the northern elevation of the host dwelling and a proposed new build annex for habitable accommodation. The new annex is in place of an existing stable block.

RELEVANT SITE HISTORY

K/12/84	Erection Of Detached Stables & Store	ApproveConditionally 02-05-84

REPRESENTATIONS

Parish Council - Objection:
- Council has no objection in principle to the proposed rear extension and front porch extension to the existing dwelling but is concerned that a section of the 'U' shaped drive to the rear will be built over. It is essential that adequate parking and turning space is provided and clearly identified on a site map.
- Council does object to the creation of a self contained annexe by the conversion of a stable block. The stable is for equine use. This proposal represents a change of use on a site that is outside of the built up area boundary and in the Gap between Settlements that is predominantly agricultural countryside.
- Council considers that the proposed annexe is too far from and detached from the main residence to be considered subservient to or ancillary to the main dwelling. It would be a separate dwelling.
- Will the section of the driveway to the east of the property that goes towards the existing garage be a dedicated access for the proposed annexe and possibly the separate existing garage?
- Windows to the east elevation could overlook and would be in close proximity to the neighbouring field used for grazing. Windows should be obscure glass or with a condition that suitable screening fencing be installed in perpetuity.

CONSULTATION RESPONSES RECEIVED:

Application K/12/84 was for the stable block. Having investigated this application, the application site

area shown was equal to that of this application. As such the stables have always been within the curtilage and linked to use in conjunction with Meadow House. The field to the east will remain as a grazing paddock, the conversion of the stable block will not influence this land use.

All other issues raised will be addressed in Conclusions section of this report.

POLICY CONTEXT

Designation applicable to site:
Outside of built up area boundary
East Preston - Ferring Gap

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

CSP1	C SP1 Countryside
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
SDSP3	SD SP3 Gaps Between Settlements

Kingston Neigbourhood Plan 2014 Policy KPNP7	DESIGN & DEVELOPMENT
Kingston Neigbourhood Plan 2014 Policy KPNP3	SETTLEMENT STRUCTURE & GREEN INFRASTRUCTURE

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

PRINCIPLE
The site is outside the built up area boundary defined by SD SP2 of the Arun Local Plan. The proposal is for extensions and alterations to a building with the plot of an existing dwellinghouse. The proposal is in accordance with C SP1 (f) of the Local Plan, as it is in accordance with D DM4 of this plan. In this case, the key policies are D DM1 & D DM4 of the Arun Local Plan and KPNP 7 of the Kingston Neighbourhood Development Plan.

Policy C SP1 of the Arun Local Plan states that land outside of the Built-up boundaries will be defined as countryside and recognised for its intrinsic character of beauty. There are then six caveats which allow development to be permitted. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy, policy D DM4 in this case.

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 SD SP3 relates to the gaps between settlements in which development will only be permitted if it does not undermine the physical/visual separation of the gap, it cannot be located elsewhere and it maintains the character of the undeveloped coast. The proposal site falls within the East Preston to Ferring Gap.

Policy T SP1 requires that development creates safe and secure layouts for traffic, cyclists and pedestrians.

Policy KPNP 3 of the Kingston Neighbourhood Plan (KNP) Sets out the criteria for allowing development within the settlement gap which in incudes; development not undermining the physical or visual separation of the gap, would not stop recreational access along the coast or to the SDNP, would not endanger the biodiversity of the area and would not disrupt the tranquil setting.

Policy KPNP 7 of the Kingston Neighbourhood Development Plan relates to the design and development of proposals. The design and location of the development must be appropriate any sympathetic to the character and appearance of the Parish in terms of scale, massing, aspect, siting, layout, density, materials, landscaping and design features. It seeks to protect and enhance biodiversity and have minimal impact on users and occupiers of nearby occupiers of land.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth. Part J.02 relates to building design and their scale and massing and states that development for new buildings or extensions to existing properties should have an appropriate scale determined by their context, function and positioning stating that buildings within coastal towns will tend to have a larger scale.

Part J.01 relates to buildings form and character and states that new development must ensure that the existing character and sense of place of an area is respected and enhanced.

DESIGN AND VISUAL AMENITY
The rear extension is to be a flat roof single storey projection with two roof lights and bifold doors and will provide the host dwelling with an enlarged kitchen dining area. The host dwelling is a substantial house set on a substantial plot along a private roadway away from the highway. As a property situated in a countryside location it does not have immediate neighbours.

The single storey extension is located to the rear of the dwelling, projecting from the Northern elevation of the main part of the host dwelling. Due to this siting, the large residential curtilage and the boundary treatment present in the area, there will be limited views of the extension from the public realm. Whilst large, the extension appears subservient to the host dwelling due to the overall height of the proposal being significantly lower than the maximum height of the host dwelling. An open oak porch with pitched tiled roof is proposed to the front southern elevation. It is a small addition to the built form on site and will be subservient in scale and use to the host dwelling. As such, the development will not result in any harmful impact upon the character of the host dwelling, as it appears well integrated and sympathetic to its established character.

The extensions achieve good visual integration due to the matching external finishes.

It is also proposed to demolish an existing stable block and replace it with a proposed annex with 2 bedrooms and kitchen/living space. The overall length of the building is 13.2m and its maximum depth is 8.2m. It exceeds the overall measurements of the existing stable block by 2m in length and 850mm in depth, giving the proposed structure a higher ridge line.

The design and style of the annex is of a very similar to the existing stable block and retains the 'L' shape configuration and traditional timber clad finish. It will be located to the northeast of the host dwelling and it will not be visible from the footpath so will have no adverse effect on the character of the area. The proposed structure, being in the position of an existing structure and adjacent to another outbuilding on site will not significantly alter the spatial composition of the property/curtilage.

The development accords with policies D DM1, D DM4 of the Arun Local Plan, Part J and M of the Design Guide and Policy 7 of the KPN.

NEIGHBOURING RESIDENTIAL AMENITY
The development does not result in any harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is due to the scale of the proposed development, and its siting allowing a significant separation distance (over 100m to the neighbouring property to the east) to mitigate any potential harm. Regarding the potential for loss of privacy as noted by the Parish, the proposed development does not provide views any different to those available from the host dwelling at current. The annex accommodation will provide new views to the east but given that these views are of open countryside/fields, there will be no negative impact.

The development accords with policies D DM1(3) and D DM4(c) of the Arun Local Plan and Part M of the Arun Design Guide.

HIGHWAY
In response to the Parish Council's comments, it is acknowledged that the in/out drive and parking to the rear of the property will be affected by the proposed development. However, the extent of the disruption to the drive/parking has not been shown on plan. Given the nature and size of the plot there is sufficient space to provide new turning space/parking on site should the occupant require this and, as the property is served by a private roadway, no concerns relating to road safety in relation entry/exit from the driveway are expected. The proposed store will be conditioned so that it is only used for the benefit of the host dwelling and not as a separate dwelling and will therefore not require any additional parking. As such parking provision and turning are not a concern and compliant with policy T SP1 of the Arun Local Plan.

DEVELOPMENT WITHIN SETTLEMENT GAPS
The proposal being of a residential nature to an existing property, which already includes several outbuildings situated around the host dwelling, will not undermine the visual separation or alter the massing of existing buildings on site. It will maintain the physical separation between settlements, not lead to their coalescence nor compromise the integrity of the East Preston to Ferring Gap in accordance with Policy SD SP3 of the Arun Local Plan and Policy KNP 3 of the Kingston Neighbourhood Plan.

SUMMARY
The development is in accordance with relevant development plan policies for the reasons set out above and is recommended for approval subject to the following conditions.

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

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;

- AR-169 04 Proposed Annex Plans and Elevations
- AR-169 02 Proposed Plans and Elevations
- AR-169 03 Proposed First Floor and Roof Plan

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

3 The detached annex accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Meadow House as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policy D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

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.