

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

REF NO: K/16/21/HH

LOCATION: Sea Lodge
7 Coastal Road
Kingston
BN16 1SJ

PROPOSAL: Internal alterations to existing dwelling. Demolition and replacement of existing rear extension with new single storey extension and first floor terrace above with external staircase. Replacement of main roof and 4no. new dormers with windows. Replacement roof tiles to single-storey projections on North elevation. Proposed rear single storey minor extension to garage to form entrance lobby. Alterations to external facade of house and replacement windows and doors throughout. Associated landscaping to suit.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
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REPRESENTATIONS

Kingston Parish Council: No objection providing the case officer is satisfied there is no overlooking.

5 letters of objection from nearby occupiers 1 letter of objection from one local group on the following grounds:

- overlooking
- overbearing
- out of character due to increased height

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within the built Up Area Boundary

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

[Kingston Neighbourhood Plan 2014 Policy KPNP7](#) DESIGN & DEVELOPMENT

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

The proposal is for extensions and alterations to a building with to an existing dwelling. In this case, the key policy considerations are D DM1 & D DM4 of the Arun Local Plan (2011-2031) and KPNP7 of the Kingston Parish Neighbourhood Development Plan.

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 KPNP 7 of the Kingston Neighbourhood Development Plan relates to the design and development of proposals in the built up area boundary. 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.

DESIGN AND VISUAL AMENITY

The dwelling is on the private estate fronting Coastal Road on the south side. The buildings on Coastal Road have no set character with materials, individual character, design and scale all varying from plot to plot. The wider locality is sub-urban in its appearance, in that to the south there is the sea and to the north there are large agricultural fields.

The rear extension is to the south side of the dwelling. This element of the application is subservient to, and well integrated with the host dwelling, this is largely due to the design of the proposal and the use of materials. The provision of a flat roofed extension and balcony above would not be out of character with the host dwelling and would not dominate the appearance of the dwelling.

Whilst the extension results in a modest reduction in distance between the dwelling and the neighbouring dwelling, the locality is considered to have a varied spatial pattern, which the proposal contributes towards.

The design of the dormers is fairly conventional and subservient to the dwelling. Whilst they are modern in design they are an attractive feature that works well with the scheme as a whole.

The scheme changes the materials to cladding which is a common feature along Coastal Road. Furthermore, the existing clay tiles are to be changed to slate. This contributes to the modern look of the dwelling which is considered to be acceptable in a mixed street scene. Sea Lodge is surrounded by

properties which are modern in appearance and the proposal modernises an existing appearance.

It accords with Part M of the Design Guide in that the form does not overpower the existing or neighbouring properties, integrates with the existing dwelling, and uses materials which match the existing building, responds to existing elevations through the size and positioning of doors and windows and maintains established building lines. The application is considered to comply with D DM4 of the Arun Local Plan due to the limited scale of the rear extension and no significant harm would result to the intrinsic rural character, or that of the host dwelling, the proposal is deemed in accordance with D DM1 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to have significantly harmful overshadowing or overbearing impact upon occupiers of neighbouring dwellings to its East or West. This is largely due to its limited scale and its separation distance from adjacent dwellings. Although it is only 4.8m from the side elevation of the adjacent dwelling the development is not deemed to result in a loss of privacy to occupiers of neighbouring dwellings, due to the terrace being located with sufficient screening to the sides. Furthermore, the proposed siting of the terrace is to the south side of the site where views from the public realm are available due to the greenspace and sea in close proximity. However the sides of the balcony would allow direct view into adjacent houses and therefore the sides of the terrace are conditioned to be screened to a height of 1.7m.

On the south elevation the dormers face directly over the rear garden and to the greenspace and seafront and there are no concerns regarding overlooking in that direction. The bulk of the dormers would not cause any loss of light or overbearing impact toward the neighbouring properties.

Whilst the height of the existing property is to be increased which will have some impact on the neighbours the increase is not considered to be demonstrably harmful due to the varying heights of properties within the locality this is due to the existing highest point being 8.85m which will increase to 9m with the pitch height increasing by 1m. Furthermore the design of the proposal with a pitched roof will allow the scheme to be acceptable, this is due to the eaves height of the neighbouring properties significantly higher than that of the proposed.

Part M of the Arun Design Guide explains that proposals should preserve the amenity of the original and neighbouring property in regards to overlooking, overbearing and overshadowing. The proposal of is considered to comply with this due to the separation distance and the scale of the proposed.

The application is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such 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

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 plans:

- Existing Ground 1.100
- Existing Elevations 1.200
- Existing Roof Plan 1.103
- Existing Second Floor 1.102
- Existing First Floor 1.101
- Existing Elevations 1.201
- Proposed Ground Floor 3.100
- Proposed Second Floor 3.102
- Proposed First Floor 3.101
- Proposed Roof Plan 3.103
- Proposed Elevations 3.200
- Proposed Elevations 3.201
- Proposed Section AA 3.300
- Location and Block Plan 3.000
- Proposed First Floor 3.101

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 sides of the raised terrace shall at all times be obscurely screened to a height of 1.7m in accordance with details to be submitted to and approved by the Local Planning Authority prior to installation.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM4 and D DM1 of the Arun Local Plan.

- 4 For the avoidance of doubt the proposed cladding is to be Light Grey rather than off white as suggested in the Design and Access Statement.

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

- 5 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.