

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

REF NO: K/20/18/HH

LOCATION: Kingston Manor
Kingston Lane
Kingston
BN16 1RR

PROPOSAL: Demolition of existing single garage & erection of a five bay car barn

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is to install a 5 bay barn and log store. The barn would have a length of 16.4m and 7.4m wide with an eaves height of 2.4m and a ridge height of 4.4m and the log store would be 1m wide and 5.3m long with an eaves height 2.1m and ridge height of 4.4m. The barn would be constructed of flint with brick quoins with a spanish slate roof.
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RELEVANT SITE HISTORY

K/18/18/HH	Extension of existing gate walls to include an additional pier & flint work on both sides of the gate entrance in place of the existing wooden panel fencing. This application affects the setting of a Listed Building.	ApproveConditionally 17-08-18
K/5/17/HH	Construction of a Detached 6 Bay Barn with Log Store	Refused 21-04-17
K/21/16/HH	Detached 6 bay barn with log store	Refused 24-08-16

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Kingston Parish Council

No objection to the application subject to the Arun Conservation Officer having no objection

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

POLICY CONTEXT

Designation applicable to site:
 Outside Built Up Area Boundary
 Grade II Listed Building
 Within Strategic Gap/ Settlement Gap

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
SDSP3	SD SP3 Gaps Between Settlements
QESP1	QE SP1 Quality of the Environment
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

[Kingston Neighbourhood Plan 2014 Policy KPNP1](#) The Presumption in Favour of Sustainable Development

Kingston Neighbourhood Plan 2014 Policy KPNP7 DESIGN & DEVELOPMENT

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

Kingston Manor is a large detached house with significant grounds located in a rural area. The proposal is for the demolition of an existing single garage, and construction of a five bay garage structure adjoining an existing building. The proposal involves installation of a structure within the grounds of the listed building which is located within a strategic settlement gap within an area defined as countryside. The application follows earlier approvals for a swimming pool room, detached pool room and associated garage block and replacement garages. It would therefore constitute a further ancillary building within the grounds of the listed building, although it would replace an existing building and be well related to the outbuildings within the courtyard area.

Following refusal of K/15 /17/HH the agent has subsequently amended the position of the building and reduced its length. The existing garage reflects the characteristics of the surrounding outbuildings/garage structures: flint walls with a slate roof and these characteristics would be retained by the proposal.

The Council's Conservation considers that the scale and nature of the works are such that they will have a neutral impact upon the listed building. As a consequence, they are supported in accordance with policies HER SP1: The Historic Environment and HER DM1: Listed Buildings, of the adopted Arun Local Plan (2011-31) and KPNP 7 of Kingston Neighbourhood Plan which requires preservation of the special architectural and historic interest of the listed building and its setting.

The outbuilding is located to the south east side of the main dwelling and is sympathetically designed in so far as use of materials relates, and has an acceptable footprint and proportions. The intention in

constructing the new structure in its proposed location is to reinstate a 19th century courtyard layout as it is shown to have existed in plans included with the Heritage & Design Statement (Appendix 1). It would not be visually obtrusive in the wider landscape since it has the benefit of being located adjacent to existing out buildings and does not extend the development beyond the existing easterly or southerly limits. The addition of the building in this designated Gap would not harmfully extend built development on the site or compromise the objectives of the gap and its integrity. There are other similar structure already within the curtilage of the building and the building would reflect their design and scale. The proposal would not therefore undermine the visual separation of settlements derived from the gap.

No neighbouring properties are located within close proximity of the proposal and therefore, it is not considered that it would detrimentally impact upon the residential amenities of any neighbouring property in accordance with policy DDM1 of Arun Local Plan. The proposal would be well assimilated into the existing boundary screening and therefore accords with policies SDSP3, CSP1, DDM1 and DSP1 of the Arun Local Plan. The frontage of the site would not be altered to the detriment of the street scene and the proposal therefore accords with policy KPNP1 of Kingston Neighbourhood Plan

It is, therefore, recommended that the application is approved 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.

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 Site Plan RRA 17 200, Proposed New Car Barn RRA 16 100 e, Proposed Site Layout RRA 105, RRA 16 102 H, Proposed Layout and Elevations of Car Barn RRA 16 103 G and Tree Removal Plan RRA 300.

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 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.