

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

REF NO: K/20/19/HH

LOCATION: 58 Golden Avenue
East Preston
BN16 1QX

PROPOSAL: Single storey front extensions (garage and porch) and conversion of garage into habitable space.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

K/29/18/HH	Single storey front extensions (garage and porch), two storey side extension & conversion of garage into habitable space.	ApproveConditionally 24-01-19
PAA/74/18/	Erection of Single Storey garage and a two storey extension on the south side of the property.	Withdrawn 05-09-18
PAA/11/18/	Erection of single garage.	Refuse Pre App 15-03-18
K/28/06/	Demolish existing flat roof extension and erect a conservatory.	ApproveConditionally 31-10-06

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Kingston Parish Council

No objection to this application.

No representation from nearby occupiers.

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
SDSP2	SD SP2 Built-up Area Boundary

[Kingston Neighbourhood Plan 2014 Policy KPNP2](#) BUILT-UP AREA BOUNDARY

Kingston Neighbourhood Plan 2014 Policy KPNP7 DESIGN & DEVELOPMENT

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**Principle**

The proposed development is situated within the built up area boundary. Where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4. The site is occupied by a semi-detached property with front and back gardens in a mixed design area.

Policy

Policy D DM1 sets out 13 design aspects pf 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 locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy KPNP 2 of the Kingston Neighbourhood Plan outlines development will be permitted within the area defined in map 7(ii) of this plan, as the Built-Up Area Boundary, subject to all other policies in this Neighbourhood Plan.

Policy KPNP 7 of the Kingston Neighbourhood Plan outlines planning permission will normally be

approved for development within the Built-up Area Boundary, subject to compliance with other policies of the plan.

Site history

No relevant history.

Design and Visual Amenity

The applicant seeks planning permission for the reconstruction/enlargement of an existing porch to the front of the established dwelling. The proposed porch will measure approximately 2.6m wide, 4.2m in depth and be built to the proposed height of 4.3m and an eaves height of 2.3m. The applicant also proposes a front extension to provide an alternative garage once the existing is converted into additional residential accommodation. The replacement garage which will measure 6.5m wide, 4.65m deep and to be built to a proposed height of 3.7m and an eaves height of 2.2m. The extent of the proposed redevelopment of the porch are is limited in footprint and will replace a flat roof with a more sympathetic pitched roof. It sited into the site and to the side of the property. As a result of all the foregoing the proposed porch is not deemed to have a detrimental impact on the street scene.

The front extension to provide a replacement garage will project forward of the front elevation of the dwelling by 3.5m and will be single storey with a pitched roof to blend with design of the house. Whilst forward of the building line with the immediate neighbours to north and south the street is not characterised by a uniform building line. As a result of this and that it is single storey and considerably set back from highway means that it will not have an unacceptable impact on the character and appearance of the area.

The proposed extensions are considered to appear subservient to the host dwelling and would not result in any adverse impact on the spatial pattern or character of the area and would therefore accord with the policies D DM1 and D DM4 of the Arun Local Plan.

Neighbouring Residential Amenity

The proposed porch will be located where the existing is currently built (4.5m from the southern boundary and 13m from the eastern boundary). The proposed new extension will be located 8.5m from the southern boundary, 16.8m from the eastern boundary and 1.6m from the northern boundary. On the front elevation of the porch there is 1 No. fixed glazed window. On the southern elevation there are 2 No. Fixed glazed windows and 1 No. door. On the new extension elevation there is one proposed garage door on the southern elevation. In addition this application includes the addition of two sky lights on the northern elevation in the roof.

These opening provide views to the front and are not greater than is already the case from the existing porch. Given the design and location of the extension it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing and overbearing and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

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 0264/102, 0264/103 and 0264/104.

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.