

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

REF NO: K/20/21/HH

LOCATION: 2 Gorse View
Peak Lane
Kingston
BN16 1RW

PROPOSAL: Two storey front and side extension, part 1/2 storey rear extension and detached garage, including demolition of attached garage and extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Demolition of existing outbuildings, and single storey side and rear extension with the erection of a two storey front and side extension measuring approximately 12.5m in length and 6m in width, a adjoining rear single storey mono-pitched extension measuring approximately 5.5m in width by 3m in depth, a new garage measuring approximately 18.2m in length and 4.5m in width and a new open pitch roof porch.
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REPRESENTATIONS

Kingston Parish Council - No Objection
Adjoining neighbour - Support

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Outside of BUAB

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)

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

Policy C SP1 states that proposals which fall outside of the BUAB will be permitted where (b) it is for quiet, informal recreation or (f) in accordance with other policies within the 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.

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, the front and side extension should also not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings. At first floor level extensions should not be visually intrusive or block light into surrounding properties.

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 AMENTIY

The proposal seeks to provide a two-storey side extension which will protrude 3m forward of the primary building line and extend approximately 3m past the rear of the existing building. There will also be a single storey rear extension adjoining the two-storey element producing a flush rear elevation. The extension to the house represents an additional 12m² footprint increase over the original after the removal of existing single storey extensions and is deemed an appropriate scale when considered against the host dwelling and its plot.

The proposal includes a dual pitched roof running a right-angles to the existing roof line, creating a new gable to the front and rear elevations. The pitch is to match the existing and the eaves and ridge height of the extension will run through at existing levels where applicable. The rear single storey element has a mono- pitched roof slopping away from the existing dwelling which is considerably lower than the rest of the dwelling.

It is proposed that the extension be clad, however exact details of the proposed cladding style and colour have not been provided. The choice of cladding could have the potential to jar with neighbouring dwelling therefore, it is suggested, that a condition be added to the application to prevent discordant choices.

The extension will be visible from the roadside. It is noted that the adjoining neighbour at No1. has previously had a similar extension to their property, along with the 2 properties to the north. Therefore, it is thought not to dominate the host dwelling due to it providing a sense of balance to the pair of semis. It

is considered that the extension will provide the street scene with a renewed uniformity and with a suitable choice of materials can sympathetically relate to the host dwelling and locality.

A large garage has been proposed, which could house up to 4 cars with ample space around them. Although larger than similar structures it is noted that the footprint of the building could be achieved through the properties Permitted Development allowance, with only its height in relation to the boundary requiring permission. As the host dwelling only has a neighbour to the north, and the garage is proposed to the south of the site, no harm is perceived in allowing such an outbuilding. Considering its proposed size a condition should be added that its use remains ancillary to the host dwelling.

Having regard to the design and visual amenity, the proposal is deemed to adversely impact the existing house in accordance with DDM1 and DDM4 (a) (d) of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

In terms of the extension, it is not thought that this will be overbearing or overshadow the neighbours to the north. The nearest point of development to the northern neighbours is the single storey extension. This is to replace an existing conservatory. The neighbour's property is currently flush with the existing conservatory, therefore the proposed, being of a similar depth will accord with the 45-degree rule.

The bulk of the extension is to the south of the site, the host dwelling only has immediate neighbours to the north.

In terms of overlooking, all proposed fenestration will either face towards the front, rear or side gardens. No views towards neighbouring properties will be achievable.

It is therefore considered by virtue of being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

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 CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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;

- A1/20/029/p/1
- A1/20/029/p/2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide

- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of character and by endeavouring to achieve a building of visual quality in accordance with policy D DM1 and D DM4 of the Arun Local Plan.

- 4 The garage hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 2 Gorse View as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies 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.

- 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.