

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

REF NO: K/20/25/HH

LOCATION: Tumbley
Gorse Avenue
East Preston
BN16 1SF

PROPOSAL: Replacement of thatched roof, boundary treatments and windows, alterations to external finishing and fenestration, and installation of first floor balcony.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Kingston Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - No response received.

POLICY CONTEXT

Built Up Boundary Area.

Within an area with potentially high ground water.

Erosion Risk Statement - 200m mhw.

Flood Zone 3.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM2	W DM2 Flood Risk

Kingston Neighbourhood Plan 2014 Policy KPNP7 DESIGN & DEVELOPMENT

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

DESIGN AND VISUAL AMENITY

The site is a detached dwelling located at Tumbley, Gorse Avenue. This application seeks planning permission for the replacement of the thatched roof, boundary treatments and windows, alterations to external finishing and fenestration, and installation of first floor balcony.

The proposed development is sited within a private residential estate with a wide variety of detached dwellings of varying height and bulk within substantial grounds, adjacent to the foreshore. The proposed design would be in keeping with the established varying character of the area and mixed street scene as there is no singular established character.

The existing ground floor and first floor thatched would be replaced with new thatch. The thatched roof to the rear (south) elevation at first floor level would be replaced with plain clay orange/red handmade Sussex stock tiles with metered valleys and bonnet tile for the ridges and plan uni bonnet hip tiles. Composite dark grey fascia and soffit boards and powder coated aluminium rainwater goods, to match the existing windows would be used. Eyebrow details in the tiles would not have gutters and the rafter feet would be exposed and painted to match the windows.

Replacement fenestration is proposed across the ground and first floors and would include double-glazed windows with a dark cream frame. Other minor alterations to the existing fenestration is proposed, although the fenestration would remain appropriate and proportionate in number and design, in accordance with policy D DM4 of the Arun Local Plan.

The proposed balcony to the rear (south) of the property, would have an approximate depth of 1m and an approximate width of 11m, finished with a glass balustrade and timber handrail. Given the varied nature of the street scene of Gorse Avenue, and that the balcony would be sited to the rear and would be small in scale, contained over the existing footprint of the building, the balcony would not result in harm to the visual amenity of the host dwelling.

The proposed alterations to external finishes would replace existing mock Tudor first-floor timber feather edged panelling with straight edged timber panelling painted in a dark cream to match the new windows. At ground floor level, brickwork with inset render panels would be rendered and painted a light cream colour.

The proposed development would include the removal of the washed flint wall to the east of the swimming pool, within the frontage of the application site. The proposed rear boundary treatment would be a washed flint boundary wall with an approximate height of 2m and an approximate depth of 0.3m, incorporating painted timber gates approximately 2m wide and approximately 1.8m high. The proposed boundary treatment would extend along the rear boundary, measuring a width of 21.6m. The proposed boundary wall would be finished in washed flint panels, washed flint coping detail and brickwork quoins and painted timber gates with galvanised metal ironmongery. Given the existing variation in terms of boundary treatments along the seafront, the proposal would not result in harm to the visual amenity of the street scene, in accordance with policy D DM1 of the Arun Local Plan.

The proposals would not harm the character or visual amenity of the property and are in accordance with Arun Local Plan policies D DM1 and D DM4, the Arun Design Guide and Kingston Neighbourhood Plan (KNP) policy 7.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed replacement thatch roof and roof tiles and alterations to external finishes would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking.

The proposal would include alterations to fenestration would not result in significant alterations to the size or locations of the existing fenestration, and these alterations would not result in unacceptable overlooking.

The proposed balcony to the rear (south) of the property would have an outlook over the host dwelling's rear amenity and would maintain existing separation distances of approximately 5.8m from the neighbouring side (eastern) boundary and approximately 3.2m from the neighbouring (western) boundary. The balcony would be small in scale and would not offer significantly different views to those available from the existing rear fenestration. As such, the proposed balcony would not result in unacceptable overlooking to neighbouring properties.

Given the siting of the proposed boundary treatment along the rear boundary of the application site, this element would not result in any harm to neighbouring properties by way of overbearing, overshadowing or overlooking impacts.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

DRAINAGE

The site is located within Flood Zone 3, an area of increase flood risk so the proposed development needs consideration under Arun Local Plan W DM2 and the National Policy Framework (NPPF).

Drainage engineers have provided no response and the Flood Risk Assessment submitted in support of this application outlines that the proposed works would not have an adverse impact on flood risk.

It is acknowledged that a proposed works, would have no impact on the flood risk of the site as the proposed replacement of the thatched roof, boundary treatments and windows, alterations to external finishing and fenestration, and installation of first floor balcony would not increase the footprint of the host dwelling. Therefore, the proposed development is in accordance with Arun Local Plan policy W DM2.

SUMMARY

The proposed development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informatics.

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.

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:

- Location Plan.
- Block Plan.
- Proposed Site Plan.
- Proposed Plans.
- Proposed Elevations.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.