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

REF NO: K/20/26/HH

LOCATION: Panorama
Golden Acre
Kingston
BN16 1QP

PROPOSAL: Construction of an outbuilding (garage).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

K/1/26/HH	Proposed roof extension and reorientation of roof position on single storey extension and alterations to fenestration (retrospective).	ApproveConditionally 01-04-26
K/21/25/HH	Construction of a detached outbuilding	ApproveConditionally 06-01-26
K/16/24/HH	Small half open dining deck with garden storage below.	ApproveConditionally 23-05-24
K/48/23/HH	Small open sided dining deck with garden storage below.	ApproveConditionally 12-02-24
K/29/23/PL	Proposed roof extension and reorientation of roof position on single storey extension and alterations to fenestration.	ApproveConditionally 15-08-23
K/14/23/DOC	Approval of details reserved by condition imposed under reference K/17/22/PL, relating to condition nos 3 - Schedule of materials and finishes and 4 - Obscure screening materials and finishes.	DOC Approved 10-05-23

K/17/22/PL	Conversion of existing 2 No flats into 1 No dwelling, single-storey extension with a sloping roof, new porch on ground floor, conservatory at first floor and roof extension, replacement of existing windows, doors and roof tiles. This site is in CIL Zone 4 and is CIL Liable as new dwelling.	ApproveConditionally 03-08-22
K/11/21/DOC	Approval of details reserved by condition imposed under ref K/40/20/HH relating to Condition Nos 3 - materials & finishes for external walls, roof, windows & doors and 4 - materials & finishes for obscure screening.	DOC Approved 20-05-21
K/40/20/HH	Single-storey extension with a sloping roof, new porch on ground floor and conservatory at first floor. Replacement of existing windows, doors and roof tiles.	ApproveConditionally 27-11-20
K/39/20/PL	Conversion of two flats into a single dwelling.	ApproveConditionally 09-11-20
K/27/17/HH	Single storey side extension.	ApproveConditionally 18-10-17
K/21/17/DOC	Application for approval of details of conditions imposed on planning permission K/28/14/PL referring to condition 3 - Materials	DOC Approved 26-06-17
K/28/14/PL	Demolition of existing building and erection of dwelling	ApproveConditionally 19-11-14

REPRESENTATIONS

Kingston Parish Council - No objection for an outbuilding (garage) providing there is a condition imposed to ensure the building remains ancillary to the main dwelling.

No representations were received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC Coastal Engineers - No response received.

POLICY CONTEXT

Built-up Area Boundary.
Within an area with potentially high groundwater levels.
Erosion Risk Statement - 200m mhw.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
WDM4	W DM4 Coastal Protection

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

BACKGROUND
Planning permission was granted for a detached outbuilding under planning application K/21/25/HH. The approved building would occupy a similar position and have the same height as the current proposal but would be wider and shallower. The current proposal would use the same materials as those previously approved.

DESIGN AND VISUAL AMENITY
The site is a detached dwelling located at Panorama, Golden Acre in a prominent seafront position within the Angmering-on-Sea private estate. This application seeks planning permission for the construction of a detached garage/outbuilding in the north-west corner of the plot.

The development is located within a residential area characterised with a variety of large, detached houses of varying bulk and mass; of which some have outbuildings/garages. Due to its position the proposal would be visible to the street scene.

The proposed outbuilding/garage would have a largely rectangular footprint, measuring approximately 10m deep along its western side, 10.4m along its eastern side and 5m wide. It would have a maximum roof height of approximately 4.7m and an eaves height of 2.3m. It would feature a slate pitched roof form and would be constructed using materials to match the appearance of the host dwelling. The use of matching materials would ensure that the proposed outbuilding/garage is visually cohesively with the host dwelling and is therefore in accordance with Arun Local Plan (ALP) policies D DM1 and the Arun Design Guide (ADG).

The outbuilding would sit within a generous plot, with an existing boundary wall providing some

screening. Although visible from the street and prominent because of its height, its design would reflect the established character of the locality, where individually designed dwellings and ancillary buildings are common. The outbuilding would project 2.6m beyond the neighbouring garage to the north; however, screening from the existing boundary wall would prevent it from appearing unacceptably visually intrusive.

The southern front elevation would contain a storage-room door and a garage door. The eastern side elevation would include a full-height, four-casement window and a full-height, six-panel glazed unit incorporating central double doors flanked by windows. Two rooflights are proposed within the western and eastern roof planes. These would be designed in accordance with Part M of the ADG to protect the privacy of neighbouring properties.

Overall, the outbuilding's scale and height would result in limited harm to the visual amenity of the host dwelling and surrounding area. In the context of the previously approved application K/21/25/HH, existing structures, and the neighbouring garage to the north, this harm would not be sufficient to justify refusal of planning permission. A condition has been attached to ensure that the building remains ancillary to the main dwelling, as a separate dwelling in this location would not be acceptable.

On balance, the proposal would not result in unacceptable harm to the character or residential amenity of the property or surrounding area and would be in accordance with Arun Local Plan policy D DM1 and the ADG.

RESIDENTIAL AMENITY
The proposed outbuilding/garage would be adjacent to the northern and western site boundaries of the host dwelling, with the nearest neighbouring property significantly set in from the shared boundary with the application site to the north. Its position in the north-west corner of the plot, together with the neighbouring garage to the north and existing high boundary treatments, the proposal would not result in overshadowing or overbearing impacts to neighbouring properties.

The proposed fenestration on the southern front elevation and eastern side elevation would have an outlook of the host dwelling's front amenity space. They would therefore not result in overlooking or a loss of privacy to neighbouring properties.

Overall, 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 policy D DM1 and the ADG.

PARKING
The site lies within Parking Zone 2, where the Arun Parking Standards require dwellings with four or more bedrooms to provide three parking spaces. The proposed garage/outbuilding would measure approximately 5m wide and 10.4m deep. However, the inclusion of a storage area and bike store would limit its capacity to one vehicle.

The dwelling's front amenity space is large enough to accommodate additional vehicles. The proposal would therefore retain existing off-street parking provision, and a condition securing additional parking is not required. The development would comply with the parking requirements of the Arun Parking Standards SPD 11.

DRAINAGE
The site lies within an area of coastal protection. The proposal therefore requires consideration under Arun Local Plan policy W DM4 and the National Planning Policy Framework (NPPF).

The Council's Drainage Engineers were consulted due to the site's close proximity to the coast; however, no response has been received. Permission was previously granted under application K/21/25/HH for an outbuilding/garage in the same position, although with a smaller footprint. The current proposal is unlikely to result in any greater impact on flood risk at the site than the approved development as the site itself is not located within an identified flood zone. On this basis, the proposal is in accordance with Arun Local Plan policy W DM4 and the NPPF.

SUMMARY
The proposed development accords with the relevant development plan policies and 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

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 Location and Block Plan - 500*.

- Proposed Block Plan - 502 RevA 25.09.2026.
- Proposed Floor and Roof Plans - 503.
- Proposed Elevation Plans - 504.

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

3 The detached outbuilding hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the host dwelling, Panorama, Golden Acre, and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 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.

4 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).

5 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.