

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

REF NO: K/21/25/HH

LOCATION: Panorama
Golden Acre
Kingston
BN16 1QP

PROPOSAL: Construction of a detached outbuilding

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

K/16/24/HH	Small half open dining deck with garden storage below.	ApproveConditionally 23-05-24
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/48/23/HH	Small open sided dining deck with garden storage below.	ApproveConditionally 12-02-24
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/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

REPRESENTATIONS

Kingston Parish Council- Objection summarised below

- Unclear Purpose of Building. The application documents are confusing; initially described as a garage, later changed to an outbuilding. The design does not function as a garage (e.g., spiral staircase obstructs car access).
- Impact on Neighbouring Property. The proposed 2-storey structure is too close to the rear boundary, creating an overbearing effect and potential noise/disturbance.
- Dominance in Street Scene. Its bulk and proximity to Golden Acre will overly dominate the street scene, especially when combined with the recently built dining deck and walkway (which may not match approved plans).
- Excessive Scale. The outbuilding is considered unnecessarily large for its location and should not be two storeys.
- Possible Overdevelopment. Concern that the site is becoming overdeveloped given existing structures and extensions. Suggests determining the property's curtilage.
- Highway Safety Issues. New driveway lacks a turning circle, requiring vehicles to reverse onto Golden Acre "blind." Insufficient visibility splays pose risks to pedestrians accessing the beach.
- Potential Residential/Commercial Use. Concern that the building (including second floor) could be used for overnight stays or commercial purposes.

No representations were received from nearby occupiers.

OFFICERS COMMENTS ON REPRESENTATION

The description of the proposed development was amended during the consultation period to refer to outbuilding, rather than garage to reflect its multi-purpose use, confirmed by the agent as an office/study. Site notices were displayed accordingly.

The intended use for vehicle and cycle storage is unlikely to result in noise or disturbance beyond what is typical in a residential setting. A condition will be imposed to ensure the building remains ancillary to the main dwelling.

Highway safety concerns are noted. The proposed driveway width would be approximately 6.8m, with a minimum depth of 8.3m. The Arun Design Guide recommends a forecourt depth of 6m plus an additional 1-3m for turning, which the proposal would comply with.

The other key considerations are addressed in the conclusions section below.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC Coastal Engineers - No response received.

POLICY CONTEXT

Built-up Area Boundary.

Within an area with potentially high groundwater levels.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1 D DM1 Aspects of form and design quality

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The application site comprises a substantial detached dwelling in a prominent seafront position within the Angmering-on-Sea private estate. The proposal seeks planning permission for the construction of a detached garage/outbuilding in the north west corner of the plot, accessed via an existing gate along the western boundary. The building would accommodate a garage/storage area at ground floor level and an office/study at first floor level served by a dormer window and rooflights, with an internal staircase positioned in the north west corner.

The proposed structure would measure approximately 6.8m in width and depth, with a maximum roof height of approximately 4.7m and eaves height of 2.5m. It would be constructed using render and timber to complement the appearance of the host dwelling. It would feature a slate pitched roof form, with a flat roof section, finished in materials to match the host dwelling, ensuring visual cohesion, in accordance with Arun Local Plan (ALP) policy D DM1 and the Arun Design Guide (ADG).

The structure would be positioned within the generous plot, screened by existing boundary walls and planting. While it would be visible from the street and, due to its height, form a prominent feature, it would not be visually intrusive. The design reflects the established character of the locality, where individually designed dwellings and ancillary structures are common. Furthermore, it is noted that the proposed outbuilding would be sited adjacent to the neighbouring garage to the north, thus would be read against existing built form.

An objection was raised regarding potential overdevelopment of the site. However, given the generous size of the plot and the proposed footprint of the outbuilding, the development would be acceptable in this respect.

The fenestration at the front (south) elevation would feature a large bi-folding doors, a dormer window and rooflights within the flat roof section.

Overall, the proposal would result in some harm to the visual amenity of the host dwelling and surrounding area due to its scale and height. However, this harm is limited, given the context of existing structures, including the nearby decking and neighbouring garage to the north. The scale of the development would not result in demonstrable harm so as to justify the refusal of planning permission on this basis. A condition has been attached to this planning permission to ensure the building remains ancillary to the main dwelling, as a new dwelling in this location would not be acceptable.

On balance, the proposal is therefore in accordance with Arun Local Plan policy D DM1.

RESIDENTIAL AMENITY

The proposed outbuilding would be located to the north-west of the host dwelling, with the nearest neighbouring property significantly set in from the shared boundary with the application site to the north. There would be a separation distance between the proposed outbuilding and the site boundaries of around 2.2m to the western boundary and 1.4m to the northern boundary.

The siting of the structure in the north-west corner, combined with the presence of an existing neighbouring garage to the north and 1.8m high boundary treatments with landscaping, would ensure there would be no impact in terms of overbearing or overshadowing to neighbouring properties.

The proposed fenestration would be positioned only on the front (south) elevation, which would face away from neighbouring dwellings, into the application site, thereby avoiding any overlooking to neighbouring properties. Overall, the proposal would not result in harm to neighbouring residential amenity in terms of overbearing, overshadowing, or overlooking. The development is therefore in accordance with Arun Local Plan policy D DM1 and the Arun Design Guide (ADG).

PARKING

The application site is located within Parking Zone 2 and, in accordance with the Arun Parking Standards, dwellings with four or more bedrooms are required to provide three parking spaces. The proposed outbuilding would measure approximately 6.8m in width and 6.8m in depth. However, given the presence of a staircase within the outbuilding, it could not accommodate a vehicle.

Notwithstanding the above, the forecourt area to the front of the dwelling is of sufficient size to accommodate further vehicles. The proposal would therefore continue to meet the parking requirements set out in the Arun Parking Standards.

SUMMARY

The proposed development is in accordance 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

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 Site (Location Plan) Plans 500
- Proposed Block Plan 502
- Proposed Floor Plans 504
- Proposed Elevations 504
- Design and Access Statement

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, 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 National Planning Policy Framework.