

PLANNING APPLICATION REPORT

REF NO: K/22/09/

LOCATION: Chelsfield
53 Coastal Road
East Preston

PROPOSAL: Construction of third floor extension with flat roof, first floor balcony access to sun deck, garage extension, additional driveway parking & boundary wall erected to front of property

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal would remove the existing pitched roof to be replaced with a flat roof second floor section and a single storey garage extension to the front elevation. The overall height of the property will be reduced by approximately 400mm. The wall across the width of the front boundary will measure approximately 1.5m high.
SITE AREA	Approximately 1000 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Open to the front of the site. Brick wall to sides of rear garden, approximately 1.8m high. Low wooden fencing approximately 1m high to the rear of the site.
SITE CHARACTERISTICS	Detached 2 storey property. red brick elevations, gable pantiled roof. Flat roof dormer and solar panels on rear roof elevation. Flat roof extension to rear with balcony above.
CHARACTER OF LOCALITY	The site is located within a private residential estate. Characterised by detached 2 storey properties of varying designs and scale. Greensward and sea front to the south of the site.

RELEVANT SITE HISTORY

K/5/09/	Erection of two storey front extension, rear loft extension and new dormer window to rear elevation.	Approve Cond 03-08-2009
---------	--	----------------------------

REPRESENTATIONS

Representations received:

Kingston Parish Council

Objection: Out of scale and character of the existing property. Intrusive and detrimental to the street scene. 2nd floor balcony is intrusive on the privacy of neighbouring properties. Boundary wall to the front of the site is detrimental to the street scene, loss of open plan frontage. Highway visibility splays restricted from boundary wall.

West Kingston Residents Association: No objection to the proposed works.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Engineering Services Manager

Engineers (structural)

Consultations responses received:

Structural Engineer: Depending upon the thickness and design of the boundary wall there may be need for an extra pier at the middle of the central portion of the boundary wall. All other structural queries will be covered under the Building Regulations and we therefore have no other comments.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within the Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2 GEN7 DEV19	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings
---------------------------	---	---

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to conflict with relevant Development Plan policies in that it would have an adverse effect on the visual amenities of the street scene and the residential amenities of

the adjoining property No.55 by way of overlooking.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposal seeks permission for alterations to the existing roof to form a flat roofed dwelling in an art-deco style; a single storey extension forward of the principle elevation for a double garage; and a front boundary wall.

Coastal Road is approached from the surrounding residential estate. Golden Avenue the approach road is characterised by traditional two-storey dwellings. Chelsfield is a large prominent detached dwelling located close to the junction with Golden Avenue. Further along Coastal Road there are some examples of art-deco style dwellings however these are generally modest in scale being two storey in height as opposed to the three-storey flat roof proposal. While there are some very small third floor additions on one or two properties, these appeared to be very small.

The proposed alterations and extensions to the dwelling would significantly alter the appearance of the dwelling forming a flat roof 2nd floor addition and a 3 storey flat roof section forward of the principle elevation of the property. LP policy DEV19 sets out certain policy requirements for proposed residential extensions. Criterion (i) requires that extensions sympathetically relate to and visually integrate with existing buildings and criterion (ii) requires that extensions appear visually subservient. in this case the proposal would result in a large 3 storey art-deco property which would appear significantly larger than the examples sited further along the road in a more highly visible and prominent position.

While the Council may not have an objection to changes in fenestration which result in a two-storey art-deco style property the three-storey proposal is considered to be excessive and fail to sympathetically relate to or visually integrate with the existing property contrary to criteria (i) and (ii) of LP policy DEV19.

The property currently benefits from a planning permission granted earlier this year. The agent has submitted a comparative plan showing the differences between the current proposal and the permitted scheme. While the current proposal is smaller, for the reasons outlined its three-storey flat roof design is considered to be out of character with the street scene. While larger, the permitted scheme is considered to be more attractive and in-keeping with the neighbouring properties and the street scene as a whole and in the Councils view represents a far more discreet and appropriate way to accommodate a 3rd floor within a traditional roof.

In addition the proposal also includes a 2nd floor window and glazed doors facing west towards the adjoining property No.55 Coastal Road and a roof terrace. This is considered to result in unacceptable overlooking of the adjoining properties detrimental to the private amenity of neighbouring properties. LP policy DEV19 criterion (iii) requires that the extension does not result in adverse overlooking of neighbouring properties, the proposal is considered to fail this criterion.

It is therefore recommended that the application be refused for the following reasons.

RECOMMENDATION

REFUSE

- 1 The proposed extensions and alterations by reason of their design and height creating a flat roof three-storey building would result in an unacceptably prominent and visually intrusive form of development out of character in the street scene and surrounding area contrary to policies GEN7 and DEV19 of the Arun District Local Plan.
- 2 The fenestration at 2nd floor level within the west elevation of the extension and roof terrace would result in unacceptable overlooking of the adjoining neighbouring property detrimental to the private amenity of No.55 Coastal Road. The proposal therefore conflicts with policy GEN7 of the Arun District Local Plan.