

PLANNING APPLICATION REPORT**REF NO:** K/22/11/**LOCATION:** Downs Lodge
Sea Lane
Kingston**PROPOSAL:** Single storey extension to rear of house**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposed to construct a single storey extension to the rear (east) of this detached property to provide a garden room. It would measure 3.9 metres wide and project some 5 metres from the rear main wall. Height to ridge would be 3.9 metres.
SITE AREA	Approximately 945 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site itself is predominantly flat but the site is slightly raised above the level of Sea Lane.
TREES	There is a tall mature hedge (laurel) and trees (elm and yew) close to the house situated along the southern boundary of the site.
BOUNDARY TREATMENT	The southern boundary of the site is defined by a 1.7 metre high larch lap fence (in part) and a chain link fence with a mature hedge/tree screen situated either side of it.
SITE CHARACTERISTICS	The site is occupied by a two storey detached property having a brick and tile hung finish under a tiled roof. The first floor accommodation is contained within substantial dormers and the property has the benefit of a large outbuilding/garage.
CHARACTER OF LOCALITY	The property is located at the northern extremity of development in Kingston Gorse immediately south of land identified as a strategic gap (Policy Area 10) and currently used as agricultural land. The residential area is characterised by large properties sitting within generous plots.

RELEVANT SITE HISTORY

K/47/60	Outline application for dwelling	Refused 08-10-1960
---------	----------------------------------	-----------------------

K/25/72	Garage	Approve Cond 18-08-1972
K/61/83	Proposed replacement garage and outbuilding for occasional use as an office	Approve Cond 25-01-1984

Noted

REPRESENTATIONS

Representations received:

Kingston Parish Council

No objections

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

N/A

POLICY CONTEXT

Designation applicable to site:
within Built-Up Area

DEVELOPMENT PLAN POLICIES

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

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 comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

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 represents a modest extension to the property. Its siting is unlikely to adversely impact on the existing hedge and tree screen and therefore given the lack of window openings in the south facing elevation and distances involved the development will have no direct impacts on the amenities of adjoining residential occupiers in the nearest property located south of the application site.

The proposed extension is sympathetic to the host property in terms of both scale and design incorporating matching materials.

It is therefore recommended that the application is approved, subject to the following conditions.

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: block plan, existing 11/30/01 and proposed 11/30/02.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that (the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character)and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.