

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

REF NO: K/23/19/HH

LOCATION: Luna View
Gorse Avenue
East Preston
BN16 1SG

PROPOSAL: Ground and first floor extensions, structural roof alterations including the addition of 4no. new dormers, fenestration and external material alterations, erection of new balcony, and other associated external works.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposed application seeks to significantly alter the host dwelling. This includes ground and first floor extensions, structural roof alterations including the addition of 4no. new dormers, change of fenestration and external materials. Additionally, the erection of new balcony and other associated external works.

RELEVANT SITE HISTORY

K/25/13/	Extension to rear balconies.	ApproveConditionally 16-09-13
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Kingston Parish Council
Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

Kingston Neighbourhood Plan 2014 Policy KPNP7 DESIGN & DEVELOPMENT

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy KPNP 7 of the Kingston Neighbourhood Development Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy KPNP 7 of the Kingston Neighbourhood Development Plan relates to the design and development of proposals within the built up area boundary. The design and location of the development must be appropriate any sympathetic to the character and appearance of the Parish in terms of scale, massing, aspect, siting, layout, density, materials, landscaping and design features. It seeks to protect and enhance biodiversity, and have minimal impact on users and occupiers of nearby occupiers of land.

DESIGN AND VISUAL AMENITY

The application seeks to remodel and modernise the host dwelling, by way of various alterations. The locality is host to a wide variety of dwelling designs and types, and is therefore considered to have a mixed character. The majority of dwellings are large, and appropriately sited within their residential plots.

The proposed development is considered to result in a change of appearance of the host dwelling due to the change of the materials from the existing red brick, and concrete tiles to a more modern, render and stone cladding appearance. This is not considered to result in a significantly harmful impact upon character of the wider locality, in that these materials appear in other locations within the area, including Russet House, to the North. This can also be said for the change of the boundary treatment, as the design

Furthermore, the extensions to the dwelling are considered to change the appearance of the dwelling,

within its residential plot. However, these changes are not considered to result in a significantly harmful impact upon the host dwelling, largely due to their sympathetic design, allowing the proposed built form alterations to greater resonate with the host dwelling. The locality, due to the spacing between dwellings, and the variety of roof designs found with the area, is not considered to have any uniform spatial pattern. However, the alterations to the roof are considered to be an improvement when compared to the existing dwelling, this is because it allows the host dwelling to have a symmetrical roof design, when viewed from the North or South. The inclusion of four proposed dormers is also considered to be an acceptable one, largely due to their modest scaling, and their design allowing for a roof slope angle matching that of the proposed dwelling.

Whilst it is noted that the proposed development results in an increase of floor area of the host dwelling, it is not considered to cause the host dwelling to become inappropriately scaled, or cramped within its residential plot. The distance between the proposed dwelling and its boundaries if reasonably comparable, if not more, than those found within the area.

The proposed development is considered to be in accordance with D DM1, D DM4(a) and (e) of the Arun Local Plan, and KPNP 7 of the Kingston Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to give rise to any significantly harmful impact on the residential amenities of the neighbouring dwellings. This is due to the siting of the host dwelling, and the resultant separation distance between the proposed development and adjacent occupiers, allowing there to be no overshadowing, or overbearing impact of the proposed built form. The proposed development is not considered to result in any loss of privacy to the occupiers of adjacent dwellings. Whilst it is noted that there are two windows on the Eastern elevation of the proposal, it will be conditioned that these windows are non-opening, and obscure glazed below 1.7m. Furthermore, the erection of a new balcony is not considered to result in a loss of privacy, or give rise to any overlooking of adjacent properties, due to the walls that extend its Eastern and Western sides.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan, in that it is not considered to result in any significant impact upon the occupiers of nearby residential dwellings.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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.

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 & Block Plans - 183038/12 - Aug 19
- Proposed Site Plan - 183038/11 - Aug 19
- Proposed Ground Floor Plan - 183038/04 - Aug 19
- Proposed First Floor Plan - 183038/05 - Aug 19
- Proposed Roof Plan - 183038/09 - Aug 19
- Proposed Elevations - 183038/10 - Aug 19

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

- 3 The windows at first floor level, on the Eastern elevation of the building shall at all times be glazed with obscured glass and fixed to be permanently non-opening, below 1.7m.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM1 of the Arun Local Plan.

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