

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

REF NO: K/25/21/HH

LOCATION: Spinnakers
59 Coastal Road
Kingston
BN16 1SW

PROPOSAL: Erection of two storey front extension, single storey side and rear extension with new rear balcony and external remodelling

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to erect a two storey front extension, single storey side and rear extension with new rear balcony and external remodelling.

The materials used to construct this extension are similar to those used on the host dwelling. The ground floor walls will be white render above the plinth, with the plinth painted anthracite grey. At first floor the walls will be cedar lap fibre cement weatherboard. The roof will be tiles (natural slate). Windows will be white aluminium casement and sliding sash style casement.

The extension will sit at the front, side and rear of the property and will be 5.4m to the north boundary, 0.57m to the east and 17.55m to the south.

At the front elevation the total height of the dwelling is 7.66m with a length of 20.42m, there will be three windows at the first floor. At the side (east) elevation the extension has a height of 4.23m and length of 10.04m, a 1.8m privacy screen will be located at the first floor. At the rear elevation the balcony will be located which will have powder coated aluminium fascial boards, the extension is also located at the rear.

REPRESENTATIONS

No objection from Parish Council.
No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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

Kingston Neighbourhood Plan 2014 Policy KPNP7 DESIGN & DEVELOPMENT

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS

PRINCIPLE

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Policy 7 of the Kingston Neighbourhood development Plan is relevant to this application are referred to below.

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 design and development of proposals in the built up area boundary. The design and location of development must be appropriate and 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.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposal will be to the front, rear and side of the dwelling and will have no significant harmful views to the street scene and the wider area, so will have minimal impacts on the character and appearance of the area. Although the extension will be seen from the street scene at the front elevation, due to the use of some matching materials and varying properties on Coastal Road, there will be no harmful impacts.

This development matches some existing materials on the dwelling, although some vary, these materials are all of good design. Due to these factors, the extension is considered to appear subservient to, and well integrated with the host dwelling.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character

varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

RESIDENTIAL AMENITY

The extension has distances to boundaries which range from 17.55m at the southern boundary to 0.57m at the east. Although the boundary at the east is significantly smaller there are no windows proposed that cause any harmful overlooking to the neighbouring properties. The privacy screen at the side (east) elevation on the first floor is proposed to be powder coated aluminium at 1.8m, this is to ensure no overlooking would be present, this will also be included in a condition which will add that the screen is to be obscurely glazed.

The balcony at the rear elevation will not cause any significant harmful overlooking to any neighbouring properties. This is due to the boundary at the rear being 17.55m, there are no immediate properties at the rear due to the beach at the rear.

The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The 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

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 and block plan 09 A
- Proposed elevations 08 A

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 At the side (east) elevation the privacy screen is to be completely obscurely glazed up to 1.8m. The privacy screen is to remain as such in perpetuity.

Reason: For the avoidance of doubt and in the interests of neighbouring residential amenity 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.