

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

REF NO: K/25/22/HH

LOCATION: 48 Golden Avenue
East Preston
BN16 1QX

PROPOSAL: Erection of single storey rear extension and front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a single storey rear extension and a front porch extension. The single storey rear extension is to be approx. 5m in depth, 7.2m in width, and 3m in height. The front porch extension is to be approx. 1.3m in depth, 2.8m in width, and 3m in height.
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REPRESENTATIONS

Kingston Parish Council - No Objection.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

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 D SP1 of the Arun Local Plan regards the design of new development and states that it should be informed by sustainable design and should reflect the characteristics of the existing site and the locality in which it is situated. These characteristics include layout, landscaping, density, mix, scale, massing, character, materials, finish, and architectural details.

Policy KPNP 7 of the Kingston Neighbourhood Development Plan (KNP) 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 nearby occupiers of land.

Arun has adopted a Design Guide which provides detailed guidance that helps to raise design standards across the district. Section M states that development should respond to the distinctiveness of their host dwelling and surroundings in terms of scale, massing, materials, and protect the amenities of occupants and neighbours. Section M also illustrates the '60- and 45-degree rules'. These rules refer to the 60- and 45-degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of sightlines and loss of sunlight. The 60-degree rule specifically considers single storey rear extensions.

DESIGN AND VISUAL AMENITY

The proposed single storey rear extension is to be approx. 5m in depth, 7.2m in width, and 3m in height with eaves at 2.5m. The scale and siting of the proposed single storey rear extension are appropriate. Its roof is of a flat design with pitched eaves around its perimeter and 2 No. rooflights and the extension is to consist of materials matching the existing dwelling. This component enjoys an appropriate, visually integrated, and subservient design. Being sited to the rear, the extension is not visible from the front and as such, has no visual impact on the wider street scene.

The proposed front porch is to be approx. 1.3m in depth, 2.8m in width, and 3m in height. This component is minor in scale and appropriate in design, remaining within the recommended dimensions set out within Section M of the Arun Design Guide. The new porch would also include alterations to the front door and its surrounding fenestrations which would include 2 No. new windows that match the design of the existing windows on the front elevation. The roof of the porch is to be lead effect GRP which is an acceptable material choice. The proposed front porch responds sympathetically to the existing features on the front elevation and is an appropriate design that has a positive visual impact on the street scene.

There is a first-floor rear window above the proposed rear extension that is to be increased in size alongside the proposal. The increase in size is minor and acceptable.

The proposal is compliant with relevant Development Plan policies D SP1, D DM1(1)(14)(15) & D DM4(a)(b)(e) of the Arun Local Plan and policy KPNP7 of the KNP. It is also compliant with relevant Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The rear single storey extension does not intersect any neighbouring rear 60- degree sightlines or 45-degree light accessibility lines. As such, it has no adverse impacts by way of overshadowing or overbearing on any neighbouring properties.

The new windows by the front door lookout to the street and have no adverse impacts by way of overlooking.

The rear extension features multiple new viewpoints at ground floor level. All of which look out to the private rear amenity space and will not give rise to any adverse impacts by way of overlooking on any neighbouring properties.

By virtue of not being overshadowing, overbearing, or overlooking on any neighbouring properties, the proposal is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan and policy KPNP7 of the KNP. It is also compliant with relevant Section M of the Arun Design Guide.

SUMMARY

The proposal is compliant with relevant Development Plan policies and additional Design Guidance. As such, it 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

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:

- Rear Extension (Dwg No. PL1).

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 **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.