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Planning Statement

14 Coastal Road, East Preston

August 2017



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Project Name: 14 Coastal Road, East Preston

Location: 14 Coastal Road, West Kingston Estate, East
Preston, BN16 1SJ

Client: Mr and Mrs Clarke

File Reference: P1439

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1. Introduction

- 1.1. This planning statement has been produced by ECE Planning on behalf of Mr and Mrs Clarke in support of their application for the '*demolition of existing dwelling to create a 5 bed, three storey contemporary dwelling with single integral garage*' at 14 Coastal Road, West Kingston, East Preston, BN16 1SJ.
- 1.2. The proposals seek to improve the appearance and architectural quality of the existing dwelling by providing the site with a modern 5-bedroom family home. It is contended that these improvements to the appearance and architectural quality will positively contribute to the street scene as a whole.
- 1.3. Furthermore, it is considered that the proposals will make efficient use out of a brownfield site.
- 1.4. This application for the Full Planning Permission is supported by the following documents and drawings/plans:

Application Form

Existing Drawings

Proposed Drawings

Planning Statement

Drainage Statement

Daylight and Sunlight Report

2. The Site

- 2.1. The site is located within Coastal Road, which is a private seaside estate on the coast of West Kingston/East Preston.
- 2.2. Kingston lies between Chichester and Worthing with good commuting links to cities such as Brighton, London, Portsmouth and Southampton by train. Angmering Station is located approximately 2.3km from site and the nearest bus stop is located approximately 898 metres away.

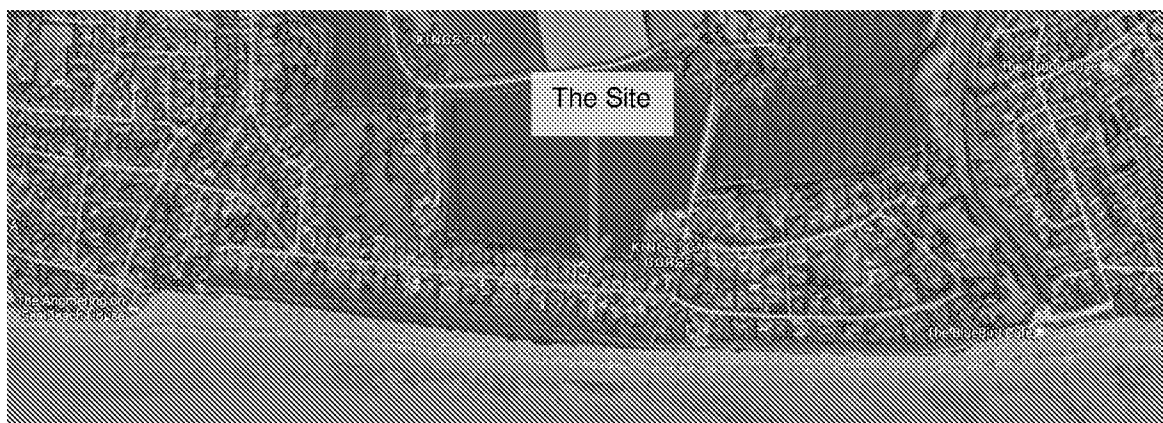


Figure 1 - Site Context



Figure 2 - The Site (Outlined in Red)

- 2.3. As shown in Figures 1 and 2, the site (indicated in red) is within a prime location, close to the seafront in West Kingston, East Preston. It is located on the northern side of the private estate and the proposed plot has an area of approximately 0.11 hectares.

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- 2.4. Residential development forms the southern, eastern and western boundaries of the site, with a green field located to the immediate north of the site and the beach located further to the south. The character of the area involves mostly three storey, large properties which take full advantage of their plot sizes.
- 2.5. Despite being located approximately 150m from the sea, the site is not located within a Flood Zone (as demonstrated within Figure 3). Furthermore, Arun District Council's Flood Zone maps have been consulted and demonstrate that the site is not located within a Flood Zone.

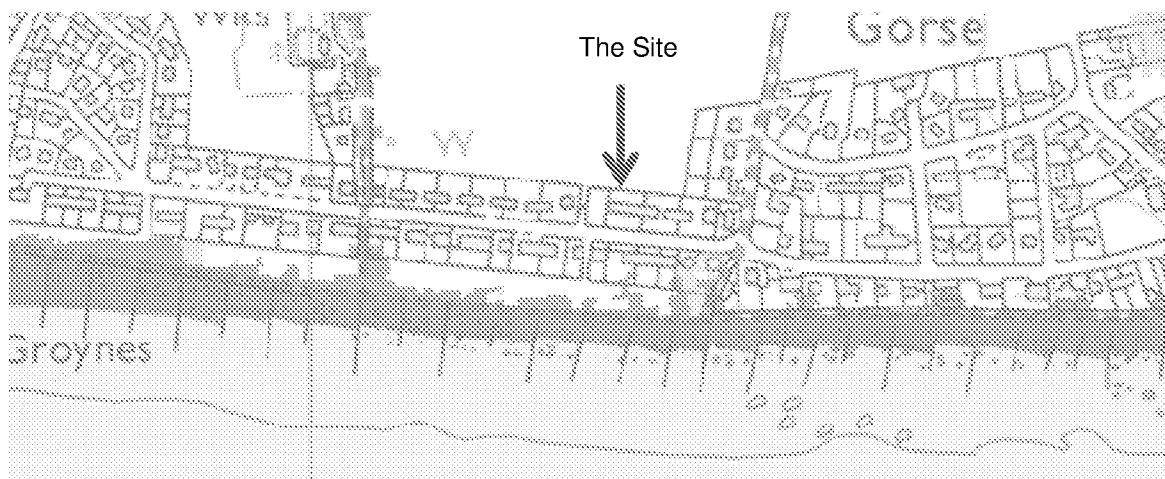


Figure 3 - Environment Agency Flood Map

- 2.6. The existing house on site is 2 storeys and has a large balcony on the southern (front) elevation.

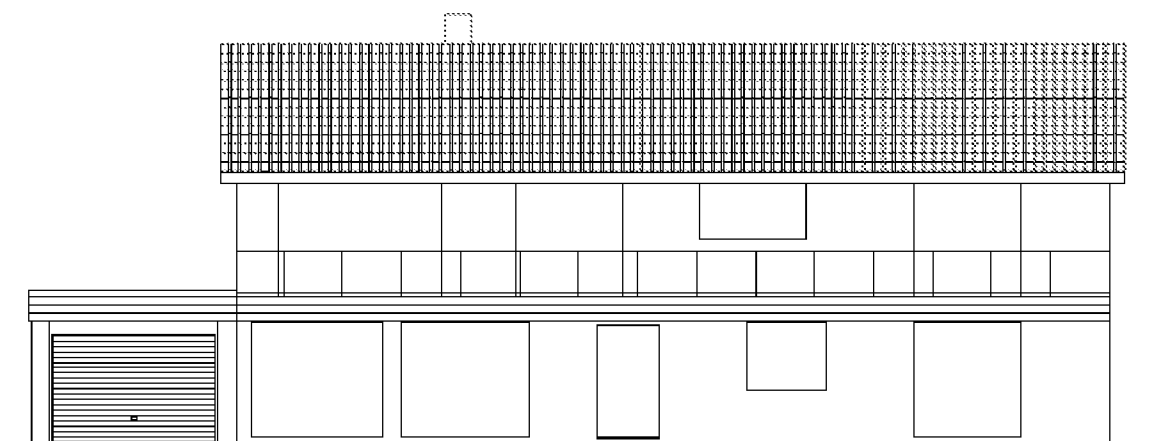


Figure 4 - Existing House at 14 Coastal Road - South Elevation

3. Planning History

- 3.1. 14 Coastal Road has limited planning history available which is detailed below:
- 3.2. **Extension of existing dwelling at ground and first floors, extension of roof terrace and alteration of existing windows and doors. Reference K/28/05.**
- 3.3. The above application was **approved** on 7th November 2005 and sought to modernise the external facades through extensions and alterations, resulting in a substantial change in appearance (as demonstrated in Figures 4 and 5). The Council found that *“there would be no harm to the character of the area which is typified by large detached houses of varied design”*.

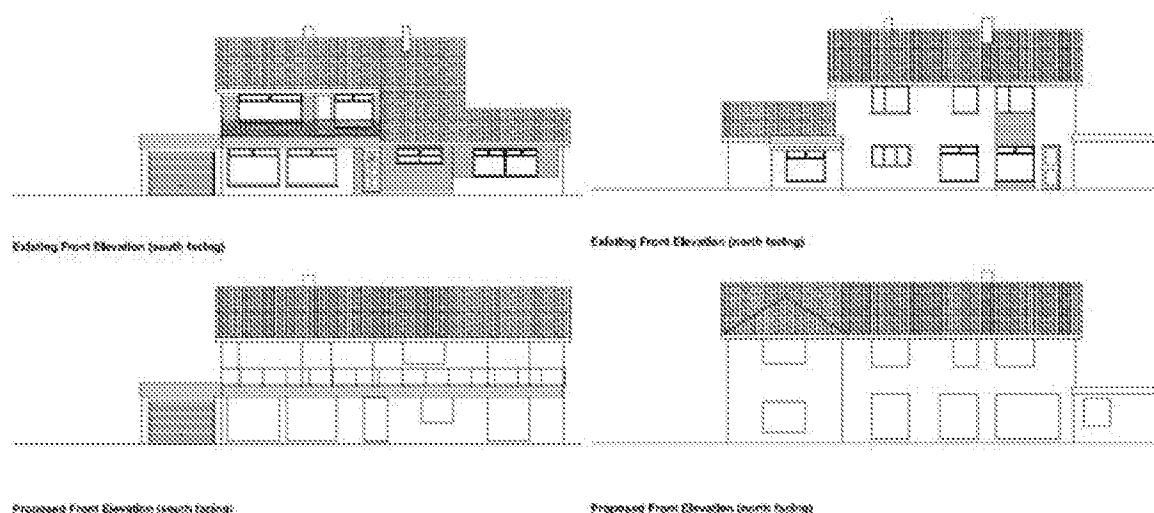


Figure 5 - Existing and Proposed Elevations - K/28/05

- 3.4. **Single storey dining room. New type windows to front main building. Reference K/11/70.**
- 3.5. This application was **approved** on 22nd May 1970.
- 3.6. **Sun room with roof balcony over conversion of bedroom to bathroom with new access door replacing front main windows. Reference K/35/69.**
- 3.7. This application was **approved** on 23rd January 1970.
- 3.8. **Additional bathroom and bedroom. Reference K/14/1961.**
- 3.9. This application was **approved** on 31st March 1961.

Relevant Planning History - Coastal Road

- 3.10. As the site has limited planning history, other properties within Coastal Road, which have relevant planning history, should be taken in to consideration during the decision process. The relevant applications are detailed below and ordered chronologically with the most recent being first:
- 3.11. **Demolition of existing dwelling to create a 3 storey dwelling with double garage (Alternative scheme to application K/16/16/HH which previously sought consent for the remodelling of existing dwelling). K/3/17/PL. Foreshore House, 9 Coastal Road, Kingston.**

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- 3.12. This application was a resubmission of K/16/16/HH (detailed below) to demolish the existing building instead of remodelling and extending the building. The design did not differ between the applications and can be seen in Figures 6 and 7. This application was **approved** on 29th March 2017.
- 3.13. **Remodelling of existing dwelling to create a 3 storey dwelling with double garage including elevational changes with additional second storey & single storey front & rear extensions. K/16/16/HH. 9 Coastal Road, Kingston, BN16 1SJ.**
- 3.14. This application was **approved** on 17th August 2016. As shown in Figures 6 and 7, the application received consent for extensions and alterations to the existing building in order to completely remodel the dwelling in to a very contemporary and high architectural quality dwelling. This site is located directly opposite 14 Coastal Road.



Figure 6 - Foreshore House - Front (North) Elevation - K/16/16/HH and K/3/17/PL



Figure 7 - Foreshore House - Rear (South) Elevation - K/16/16/HH and K/3/17/PL

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- 3.15. **Demolition of existing double garage & erection of 1 no. dwelling with double garage. K/35/15/PL. Part garden to West of 9 Coastal Road Kingston.**
- 3.16. This application was **approved** on 28th January 2016. As shown in Figures 8 and 9, it received consent to be a very contemporary and high architectural quality dwelling within the grounds of Foreshore House, replacing the existing double garage. This site is located directly opposite 14 Coastal Road and is relevant as they are proposed to be of a similar mass, appearance and layout.



Figure 8 - Part Garden to Foreshore House ~ Front (North) Elevation - K/35/15/PL



Figure 9 - Part Garden to Foreshore House ~ Rear (South) Elevation - K/35/15/PL

- 3.17. **Demolition of existing 3 bed house and construction of a new 5 bed, 3 storey dwelling. K/41/14/PL. Seadowns 51 Coastal Road.**
- 3.18. This application was **approved** on 29th January 2015 and is very relevant in relation to our proposals as it proposed a very contemporary, high architectural quality, 3 storey dwelling (as shown in Figure 10).

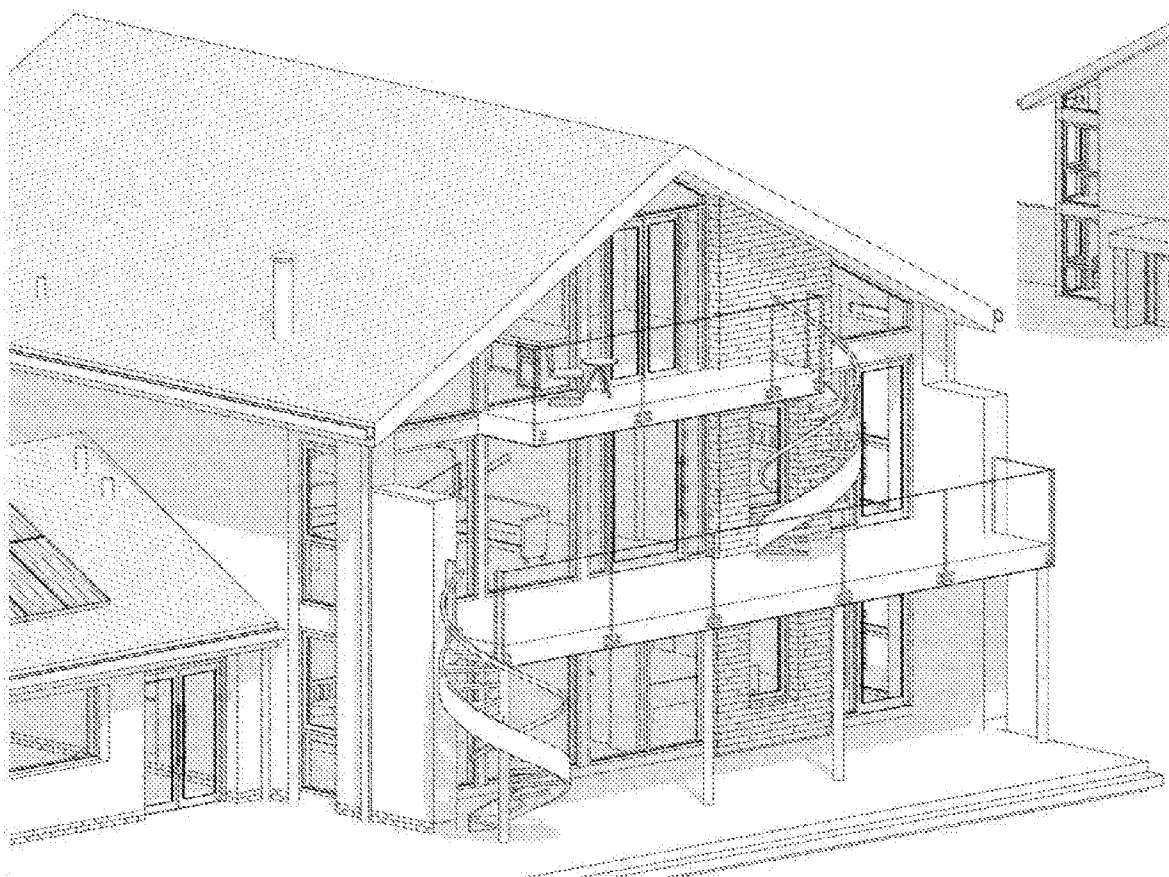


Figure 10 - Seadowns, 51 Coastal Road - K/4114/PL

- 3.19. **Single and two storey extensions, alterations and refurbishment to dwelling, alterations to boundary wall. K/2/14. 5 Coastal Road.**
- 3.20. This application was **approved** on 10th March 2014. This application is very relevant as it increased the buildings mass and appearance to a more contemporary 3 storey design.
- 3.21. **Erection of 5 bedroom, 3 storey detached house and detached triple garage. K/13/09. 16 Coastal Road**
- 3.22. This application was **approved** on 2nd October 2009 and is also very relevant to our proposal as it is a large, 3 storey, development which would have had a significant effect on the street due to its extensive build.
- 3.23. **Extensions & internal and external remodelling. K/9/02. Tye House, 19 Coastal Road.**
- 3.24. This application was **approved** on 20th June 2002 and sought permission to change the appearance internally and externally, as well as change the mass of the building.
- 3.25. This site later submitted another application (under reference K/18/02) to **demolish existing Tye House and rebuild new house on same site**; this was approved on 30th August 2002.

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Gorse Avenue

- 3.26. Gorse Avenue is a neighbouring street to the east of Coastal Road, which is also situated within close proximity of the beach. The following applications are relevant to this proposed application.
- 3.27. **Demolition of existing dwelling and construction of new 5 bed, two storey dwelling and associated landscaping. K/14/14/PL. Blue Ridge Gorse Avenue.**
- 3.28. This was originally **refused** on 4th July 2014 however; a resubmission application was later submitted (under reference K/40/14/PL) and was subsequently **approved** on 12th January 2015. The resubmission largely involved the design to be altered in order for the proposed dwelling to sit in harmony with neighbouring properties
- 3.29. **Demolition of existing house and erection of new two storey dwelling including alterations to existing garage. K/4/14/. Dolphins Gorse Avenue.**
- 3.30. This application was **approved** on 13th May 2014 and is very relevant to our proposal as the design (as demonstrated in Figures 11 and 12) is contemporary and of a high quality.

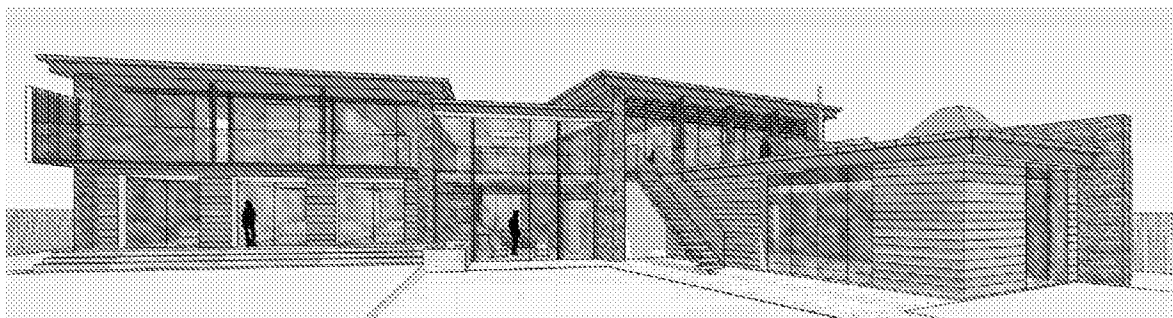


Figure 11 - Dolphins Gorse Avenue - Model View -- K/4/14



Figure 12 - Dolphins Gorse Avenue - Photograph -- K/4/14

- 3.31. Due to the quantity and scale of approved applications for either new builds or extensions on Coastal Road and neighbouring streets, it is considered that the proposed will be extremely appropriate for the locality.

4. The Proposal

4.1. This application for Full Planning Permission seeks the demolition of the existing dwelling to create a 5 bed, three storey contemporary dwelling with a single integral garage.

4.2. Quantum of Development

4.2.1. The site at 14 Coastal Road is currently occupied by a large two storey dwelling, as demonstrated in Figure 4. The proposal is identified within Kingston Parish Neighbourhood Plan as within the existing built up boundary.

4.2.2. This site responds to National and Local Planning Policy and guidance that seeks to *'focus development towards previously developed land and to maximise the efficient use of such land in the delivery of residential development to meet housing need'* as the proposed development seeks the delivery of 1no. 5 bedroom new, contemporary dwelling.

4.3. Design, Form & Appearance

4.3.1. The design, form and appearance of the proposed development reflects the redevelopment opportunity of the application site.

4.3.2. Full consideration has been given to the design, form and appearance of the proposed development and the application sites place within the locality. The proposals seek the delivery of 1no. 5 bedroom three storey dwelling with a single integral garage.

4.3.3. As aforementioned in Section 3, Coastal Road is evolving in its character with many of the dwellings now displaying architecture of a contemporary design. Therefore, by demolishing the existing dwelling to create space for a highly contemporary dwelling will ensure that the building will sit in harmony with neighbouring properties.

4.3.4. The proposed elevations for the replacement dwelling can be seen in Figures 13 and 14.



Figure 13 - View from Front Garden (Southern Elevation)



Figure 14 - View from Back of Garden towards House (Northern Elevation)

4.3.5. The proposed materials to be used for the replacement dwelling are as follows (*please see the Design and Access Statement for more information*):

- Timber Horizontal panels
- Render wall beams
- Clear Glass sliding doors/windows
- Timber slatted horizontal sliding panels with clear glass behind
- Clear Glass balustrade
- Boundary render walls
- Natural floor tiles to patio areas
- Horizontal Metal Fin Brise Soleil
- Internal feature wall finish

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- 4.3.6. The ground floor would consist of an open planned dining room, living room and kitchen, a separate snug, a scullery/laundry room and a Guest WC. The ground floor would also include an integral garage and bike store room which would also be accessed via the scullery/laundry room.
- 4.3.7. Attached to the dwelling but accessed from the outside only would be an outdoor workshop and a WC.
- 4.3.8. A large patio area will be located on both the northern and southern sides of the dwelling to take full advantage of the gardens.

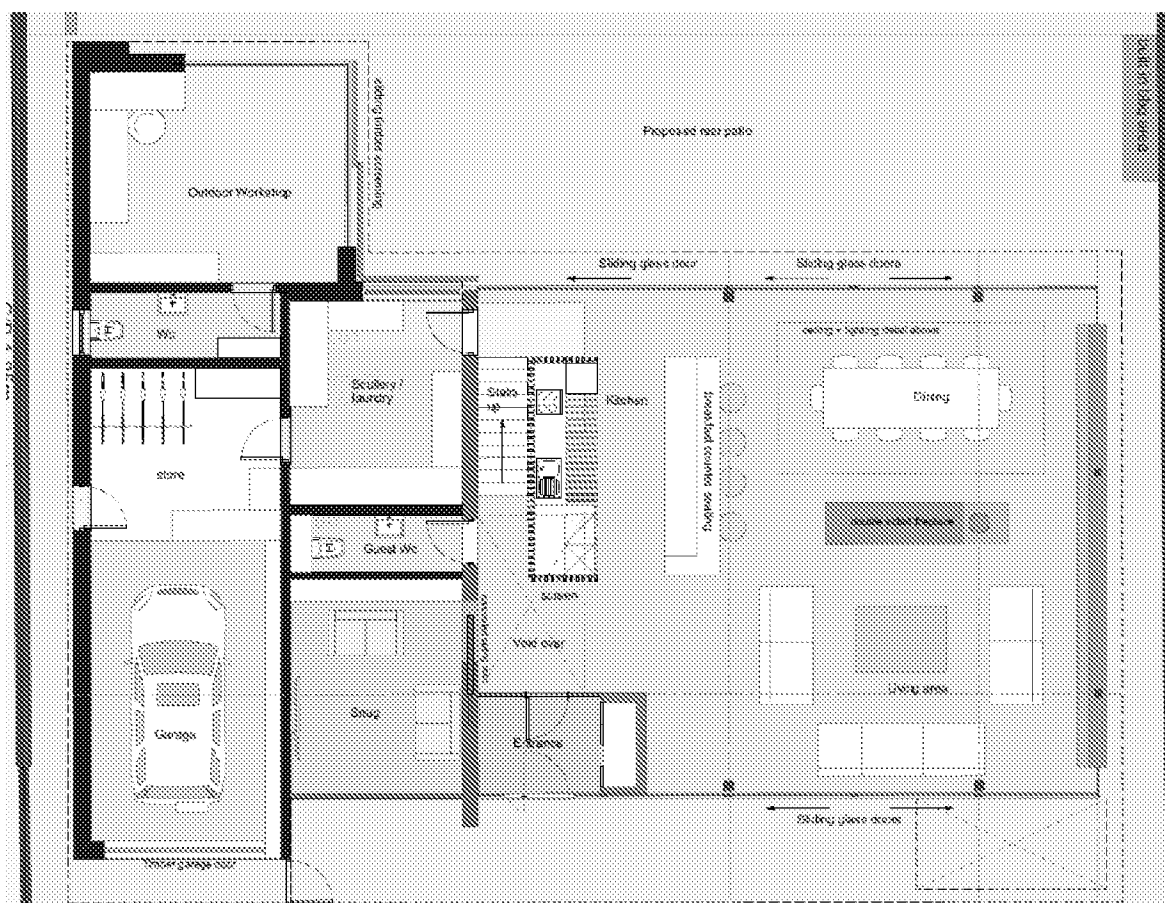


Figure 15 - Proposed Ground Floor Plan

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- 4.3.9. The first floor will consist of 4 bedrooms, a kid's study, 2no bathrooms and an open planned coffee bar area/lounge.
- 4.3.10. To the south of the first floor will be a large balcony/outdoor terrace and to the north of the first floor will be a separate smaller balcony which will serve Bedroom 4.
- 4.3.11. A 'green roof' will be located to the west of the first floor.

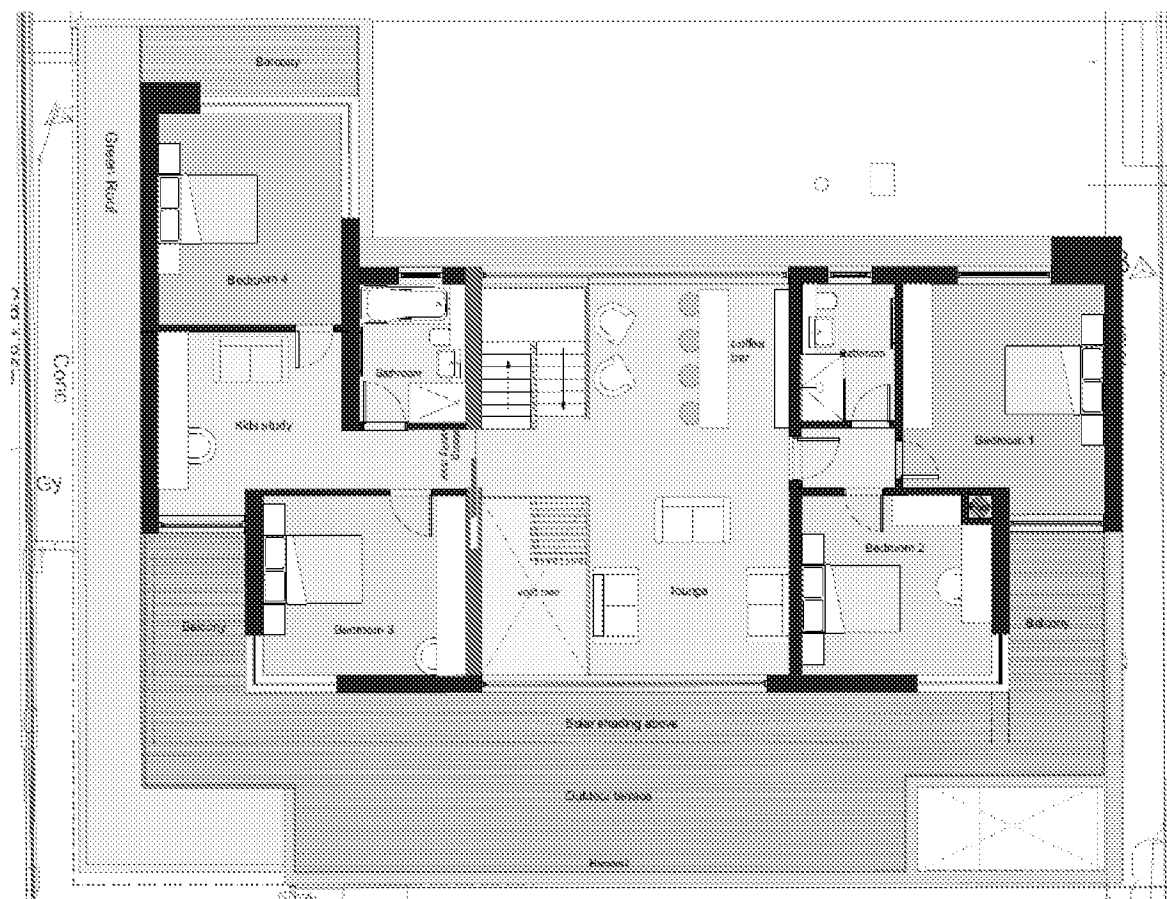


Figure 16 - Proposed First Floor Plan

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- 4.3.12. The second floor will consist of the master bedroom and ensuite, a dressing room and study. A balcony area will be located on the southern side of the second floor and a green roof will be located to the west.

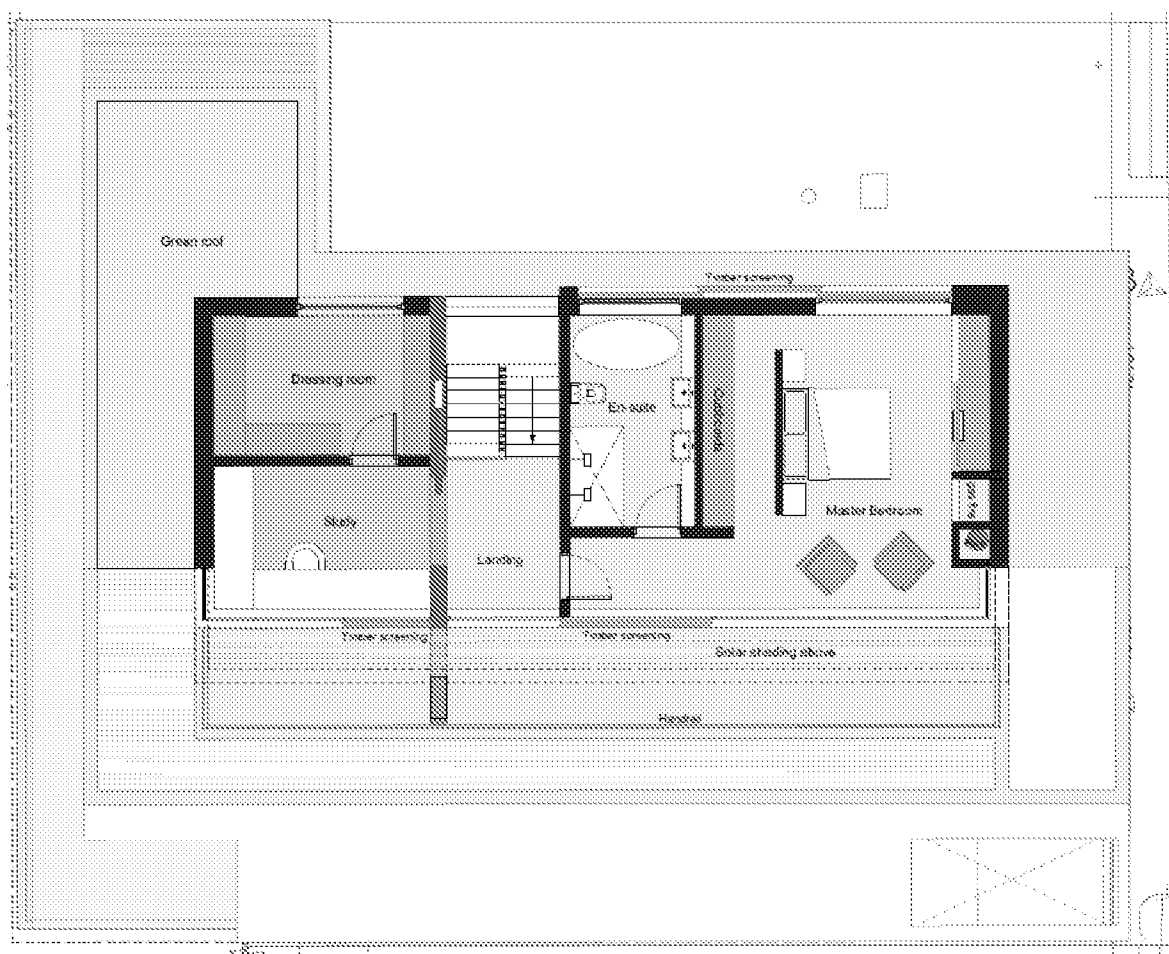


Figure 17 - Proposed Second Floor Plan

- 4.3.13. Figure 18 shows the proposed dwelling in relation to other dwellings on Coastal Road and how they take full advantage of their plot sizes.

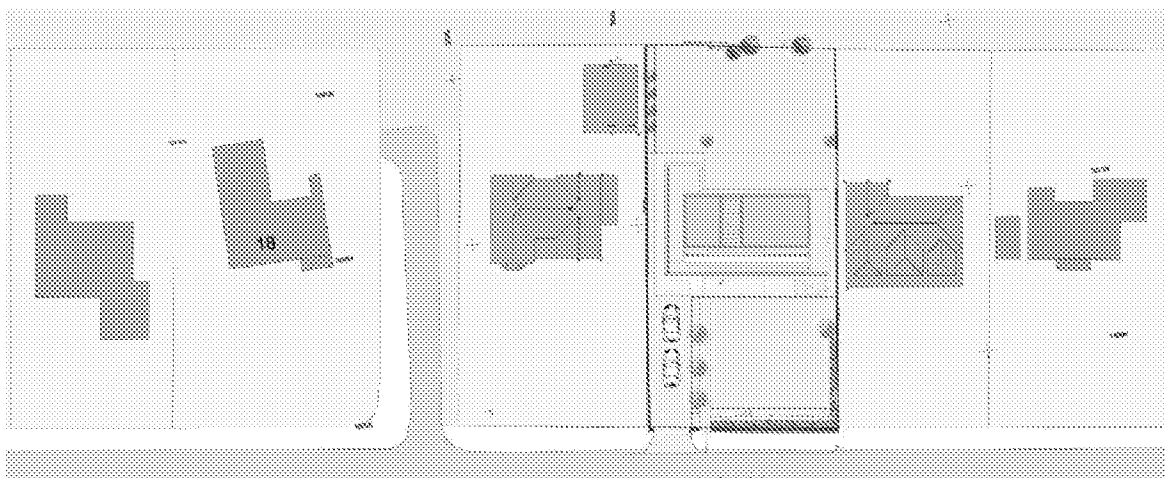


Figure 18 - Proposed Block Plan

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, and application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the Development Plan comprises the the Arun Local Plan 2011-2031 Publication Version, the Saved Policies of the Arun Local Plan 2003 and the Kingston Neighbourhood Plan. The National Planning Policy Framework (NPPF), relevant Supplementary Planning Guidance and the Kingston Parish Council Design Statement September 2014 are also material considerations.
- 5.1.3. This section considers how the proposed development complied with both National and Local Planning Policy.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF is a material consideration in the determination of planning applications.
- 5.2.2. Firstly, paragraph 14 of the NPPF places a presumption in favour of sustainable development that is the basis of every plan, and every decision. Paragraph 14 states that;

*“At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For **decision-taking** this means:*

- approving development proposals that accord with the development plan without delay; and*
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- specific policies in this Framework indicate development should be restricted.”*

- 5.2.3. The proposal is considered to represent sustainable development and therefore a presumption in favour of approval should exist for this application.
- 5.2.4. The NPPF provides clear guidance to planning authorities on how to consider design in policy terms, with section 7 providing the following framework against which to consider design quality. Paragraph 58 of the NPPF states that:

“Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- create safe and accessible environments where crime and disorder, and fear of crime, do not undermine quality of life or community cohesion; and*
- are visually attractive as a result of good architecture and appropriate landscaping.”*

5.2.5. These design related requirements have fully informed the design of the proposed development. Those proposed interventions fully respond to the context of the site, providing for a design solution of high architectural quality that considers the built form, natural and conservation context of the surrounding area.

5.2.6. Paragraph 17 provides 12 key principles that should underpin plan making and decision taking with any new development. The proposals are considered to be fully consistent with these principles, creating a high quality design and a good range of facilities for current and future occupants.

5.2.7. The NPPF provides clear guidance to planning authorities on how to consider design in policy terms, with Section 7 providing framework on design quality. The design related requirements have fully informed the design of the proposed dwelling which fully responds to the context of the site, reflecting the architectural styles and massing of nearby properties as well as using the highest quality materials to be consistent with the local context. In particular, the proposals sympathetically respond to the recently permitted dwellings located directly opposite the site to the south (as approved under references K/3/17/PL and K/35/15/PL).

5.2.8. The Environment Agency Flood Map and Arun District Council's Flood Maps have been consulted and demonstrate that the site is not located within any flood zones (as demonstrated in Figure 3). Therefore this proposal is compliant with Section 10 of the framework which seeks to meet the challenge of climate change, flooding and coastal change.

5.2.9. Overall, it is concluded that the proposals comply fully with the policy objectives of the National Planning Policy Framework. The proposals are considered to provide an effective use of land, creating a dwelling of the highest architectural quality.

5.3. National Planning Practice Guidance (NPPG)

5.3.1. The National Planning Practice Guidance (NPPG) supplements those overarching objectives of the National Planning Policy Framework. Those elements of the NPPG that are considered most pertinent in the determination of this planning application relate to residential amenity and the importance of good design.

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5.3.2. The guidance provided by the NPPG in relation to each of these areas has been considered fully, alongside the corresponding sections of the National Planning Policy Framework, in the preparation of this application.

5.3.3. In this regard it is considered that the proposed development complies fully with the guidance provided by way of the National Planning Practice Guidance.

5.4. Arun Local Plan 2011-2031 Publication Version

5.4.1. The Arun Local Plan 2011-2031 Publication Version sets out the Council's vision for the development of Arun up to 2031.

5.4.2. Policy D SP1, Housing Mix, states how *'all development proposals should be of good quality and demonstrate high standard of design'*. The proposals will greatly enhance the standard of design, by replacing the existing dwelling with a highly contemporary family home which will sit in better harmony with the immediate area.

5.4.3. Crucially however, Policy D SP1 goes on to state how *'All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby inhabitants'*.

5.4.4. The proposed development responds directly to this policy, with the most efficient use of land through a larger massing and scale, responding better to, and becoming of commensurate size to, its surrounding properties. The use of quality materials will help it respond far better to its surrounding properties, in particular to the two dwellings directly opposite as aforementioned in Section 3 (references K/3/17/PL and K/35/15/PL).

5.4.5. Policy D DM1, Aspects of Form and Design Quality, notes the aspects the council will have regard to when considering a development. Those which relate to this application are Character (1), Appearance/attractiveness (2), Impact (3), Innovation (4), Adaptability (5), Solar Gain (8) and Scale (14).

5.4.6. The development seeks to make the most effective use of the land and architecturally, will allow the dwelling to better respond to the character of the area and fit within its locality which is gradually being modernised.

5.4.7. Furthermore, the proposals will provide a very high quality living environment for future occupants of the property, with the highest standard of design ensuring longevity of the building, reflected in paragraph 13.4.1 of the Local Plan, stating how *'the council is committed to achieving good design in all new development and spaces'*.

5.5. Arun Local Plan 2003

5.5.1. The Arun District Local Plan 2003 was the key planning document for the years 2003-2011 and sets out the council's vision for development.

5.5.2. Within the Local Plan, Policy GEN7 relates to the form of new development and states that:

"Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area."

5.5.3. Policy GEN7 states how development will be granted planning permission provided that it:

- (i) *“makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;*
- (ii) *demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;*
- (iii) *promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;*
- (iv) *does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;*
- (iv) *takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;*
- (v) *retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;*
- (vi) *allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;*
- (vii) *provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.*

In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.”

5.5.4. As set out previously it is considered that the proposals respond fully to the surroundings and are therefore considered fully compliant with Policy GEN7. This application particularly makes efficient use of land, whilst responding fully to the character of the local area.

5.5.5. Furthermore, the proposals seek to provide a total of 4 car parking spaces which is fully compliant with Policy GEN12.

5.6. Kingston Parish Neighbourhood Plan 2014-2029

5.6.1. The Kingston Parish Neighbourhood Plan forms part of the Development Plan and is a material consideration in the determination of this application; therefore, we have considered the relevant policies.

5.6.2. Policy KPNP 1 of the Kingston Parish Neighbourhood Plan is about *‘the presumption in favour of sustainable development’* and states that *‘Planning applications which accord with the policies in this Neighbourhood Plan (and with policies elsewhere in the development plan), will be approved without delay, unless material considerations indicate otherwise’*.

5.6.3. Policy KPNP 2 states that *‘developments will be permitted within the area defined in map 7(ii) of this plan, as the Built-Up Area Boundary’*. This site is located within the Built-up Boundary and is therefore in line with this policy.

5.6.4. Policy KPNP 5 states that *‘developments in areas at risk from flooding, identified on the latest Environment Agency flood risk maps will not be encouraged’*. Having consulted the Environment Agency Map (and as demonstrated in Figure 3) and Arun District Council’s Flood Maps, 14 Coastal Road is not located in any flood zone.

5.6.5. Policy KPNP 7 is concerned about design and development. The policy states that *‘planning permission will normally be approved for development within the Built-up Area Boundary providing:*

- i. *The design and location of the development is appropriate and sympathetic to the Parish's character and appearance in terms of scale, massing, aspect, siting, layout, density and building materials (colour, texture) landscaping, design features, and specifically does not encroach upon any roadway or tarmac so as to alter the outstanding landscape, coastline, historic build and archaeological environment;*
- ii. *It seeks to protect and enhance onsite habitats and associated networks thus protecting biodiversity.*
- iii. *It is in-scale with adjacent buildings, takes account of the ridgeline of existing structures and is of a size that does not dominate the surroundings, or the wider Parish;*
- iv. *It has a minimal impact on users and occupiers of nearby property and land and does not cause loss of sunlight, over-shadowing, over-looking issues, loss of privacy, antisocial noise/disturbance or have an over-bearing presence;*
- v. *It has been demonstrated how the development will incorporate green technology where possible and be energy efficient;*
- vi. *It does not add to air, light or noise pollution and in any way increase the flood risk to the Parish;*
- vii. *It provides sufficient off-road car parking for its intended use; and*
- viii. *In the case of the installation of solar panels and/or wind turbines to residential properties that require planning permission, they sympathetically relate to and are visually integrated, and are compatible with the landscape in both scale and positioning to not intrude upon the skyline, or generate noise or vibration nuisance for neighbours.*

5.6.6. It is strongly considered that the proposals comply fully with this Policy. The replacement dwelling will result in a scale and massing that reflects fully those properties within its locality (as demonstrated within the Proposed Block Plan at Figure 18). In addition, the proposed development has taken in to account fully the neighbouring properties ridgelines and the proposal does not dominate the surroundings (as demonstrated within the Proposed Streetscene at Figure 19). Furthermore, the property to the west of 14 Coastal Road would have a higher ridge line than that proposed.

5.6.7. The proposed architectural style and materiality of the proposed development is far more in line with its recently permitted surroundings than the appearance of the existing dwelling. The proposal will materially enhance the architectural character of the area.

5.6.8. This Policy then goes on to state that '*any new development proposals, including self-building, rebuilding or alterations, will be supported*' unless the development is not compliant with a total of 5 reasons as set out in the Neighbourhood Plan. It is considered that the proposals are fully compliant with Policy KPNP 7 as the development will make effective use of brownfield land and will also create a building which is of a high quality standard, similar to the other buildings on Coastal Road. The proposal will preserve the street scene and is not considered to have an adverse impact on the view from the beach.

5.6.9. It is considered that the proposed development is fully compliant with the policies as set out in the Kingston Neighbourhood Plan and should therefore be approved without delay (*in accordance with Policy KPNP1*).

5.7. Kingston Parish Design Statement – September 2014

5.7.1. The Kingston Parish Design Statement sets out clear and simple guidance for the design of all development within the Parish of Kingston based on its character.

- 5.7.2. Coastal Road is acknowledged to provide dwellings of “a wide variety of styles including Georgian, Spanish, Art Deco, Scandinavian, traditional and modern’. The Design Statement also states that “Coastal Road provides a ribbon of imposing villas, bungalows and chalets”.
- 5.7.3. The proposals which seek to provide a new modern dwelling have fully considered the guidance as set out in the Kingston Parish Design Statement.

6. Planning Appraisal

6.1. Introduction

6.1.1. The principle issues in relation to this proposal are as follows:

- **Principle of development**
- **Design, Form and Appearance**
- **Access and Parking**
- **Residential Amenity**

6.1.2. These issues will be considered independently despite being linked to ensure a sustainable form of development.

6.2. Principle of Development

6.2.1. The proposed development for which this application seeks Full Planning Permission is located in Coastal Road and represents a previously developed site which is within the existing built up area boundary (as identified within the Kingston Parish Built-up-Boundary Development Plan).

6.2.2. The proposals have full regard for the pillars of sustainability as set out in the National Planning Policy Framework and those provisions of paragraph 14 which state that Arun District Council should consider this application under the presumption in favour of sustainable development that is at the heart of the Framework.

6.2.3. As aforementioned in Section 3, Coastal Road and neighbouring roads are evolving in its character with many of the dwellings now displaying architecture of a contemporary design. The existing dwelling is currently architecturally uninspiring and therefore there is an opportunity to improve the streetscene further, as demonstrated by the proposals. Furthermore, the proposals seek to improve living conditions for current and future occupiers by including more facilities to enjoy. This is acceptable in principle within planning terms.

6.3. Design, Form and Appearance

6.3.1. The architectural approach that has been adopted within the proposed development consists of a high quality design that will allow the dwelling to blend in with and sit in harmony with the more modern properties already present on the street. It is considered that the proposals make efficient use of the development site while not having an adverse impact on its surroundings. Full consideration has been given to the form, scale and architecture of the recently permitted dwellings directly opposite (south) of the application site (as demonstrated in Figures 6-9).

6.3.2. The proposed development results in a scale of property that is entirely appropriate for the large plot within which it is positioned. Furthermore, when comparing the proposed footprint (approx. 236sqm) to the existing footprint (approx. 241sqm), there is a small reduction of 5sqm.

6.3.3. The proposed dwelling responds positively to neighbouring properties by being 3 storeys in height. Despite this, the proposed ridge height does not exceed neighbouring properties ridge heights. Furthermore, the dwelling to the west would have a higher ridge line than that proposed, as demonstrated in Figure 19.

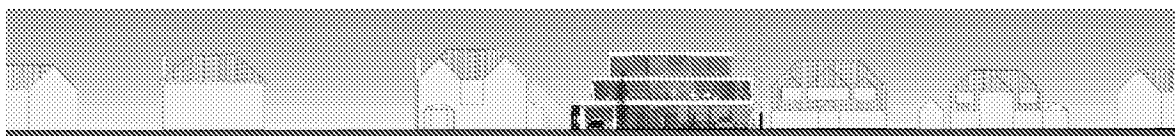


Figure 19 - Proposed Streetscene

The architectural design of the proposed development is of the highest quality, as shown in Figures 13 and 14.

- 6.3.4. The proposed dwelling has been designed sympathetically with regard to the architectural styles of the surrounding properties on Coastal Road, particularly the dwellings as shown below:



Figure 20 - Foreshore House

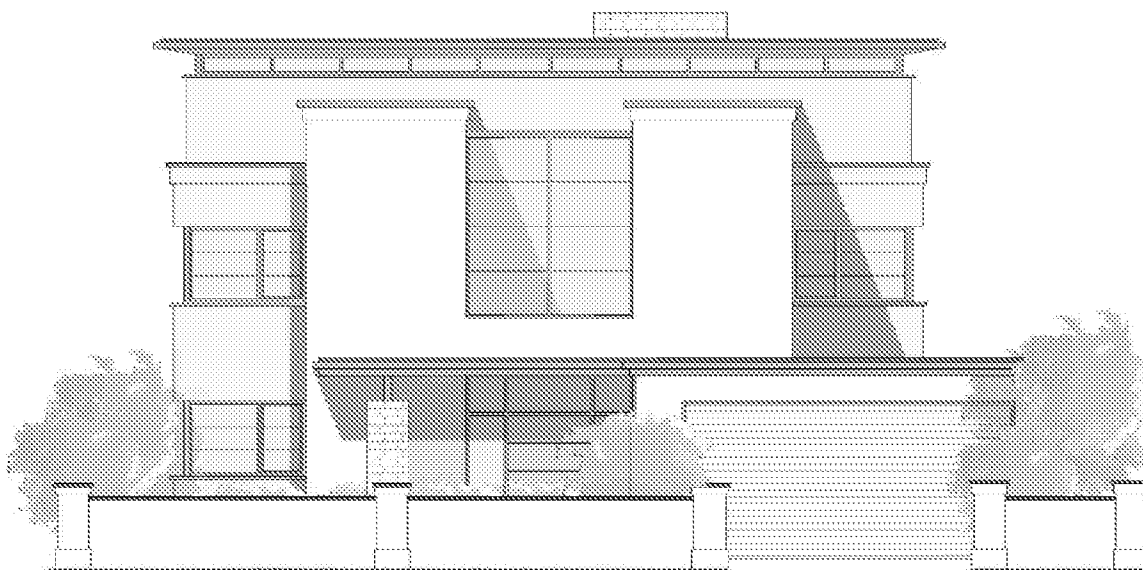


Figure 21 - Land Adjacent to Foreshore House



Figure 22 - 23 Coastal Road



Figure 23 - 3 Coastal Road



Figure 24 - 5 Coastal Road

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- 6.3.5. Figures 20-24 demonstrate that the proposed development is in keeping with the area and will significantly modernise it with the use of a simple yet high quality dwelling. Furthermore, the proposals will significantly enhance the visual appearance of the dwelling and integrate it better in to the streetscene.

6.4. Access and Parking

- 6.4.1. The proposed development is considered to be located in a sustainable area, owing its transport connectivity to East Preston, Rustington, Ferring and the wider area; as well as its close proximity to key local services.
- 6.4.2. The proposal will provide a total of 4 car parking spaces; this is in line with Arun County Council's parking guidance for new developments, Policy GEN12 from the Arun Local Plan 2003 and Kingston Parish Neighbourhood Plan Policy 7.
- 6.4.3. The parking spaces will be located at the front of the property on the private driveway, as well as in the single integral garage which can fit one car. Cycle storage will be located within the garage as demonstrated in Figure 15.
- 6.4.4. The existing drive crossover will remain as existing.

6.5. Residential Amenity

- 6.5.1. This section focuses on the effects of the proposed development on the existing neighbouring properties, as well as the current and future occupiers of the proposed development.
- 6.5.2. The proposed development has been designed with full regard to neighbouring properties. The scale, form and height of the building have responded to the context of the site and the height of the proposed development responding to neighbouring properties.
- 6.5.3. The development has been designed to prevent undue overlooking by keeping all windows and glazing to the north and south elevations. The balconies will also have side screening which will extend beyond the decked areas for privacy purposes.
- 6.5.4. The existing dwelling currently has a separation distance to its neighbouring property on the west equalling 5metres. The separation distance to its neighbouring property on the east is 2.5metres (as demonstrated in Figure 25).

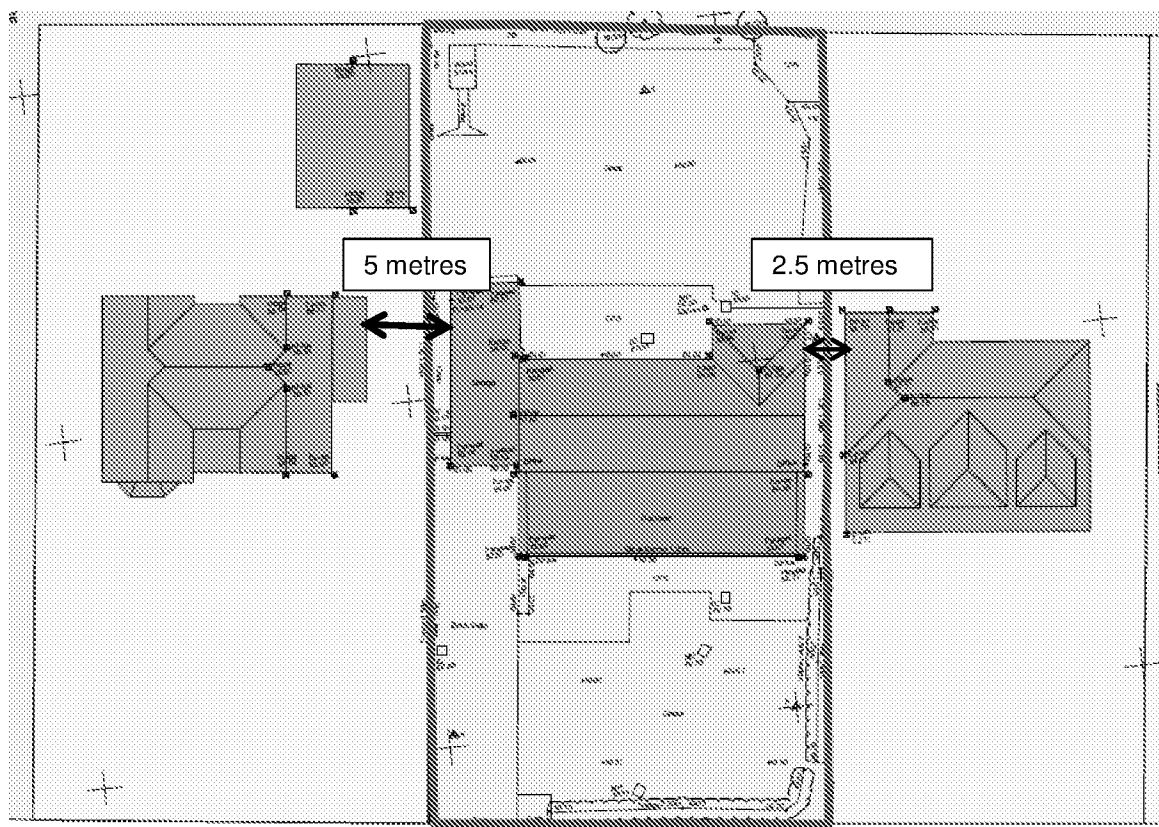


Figure 25 - Existing Separation Distances

- 6.5.5. The proposed dwelling would have a separation distance to its neighbouring property on the west equalling 4.4metres. The separation distance to its neighbouring property on the east would be 2metres (as demonstrated in Figure 26).

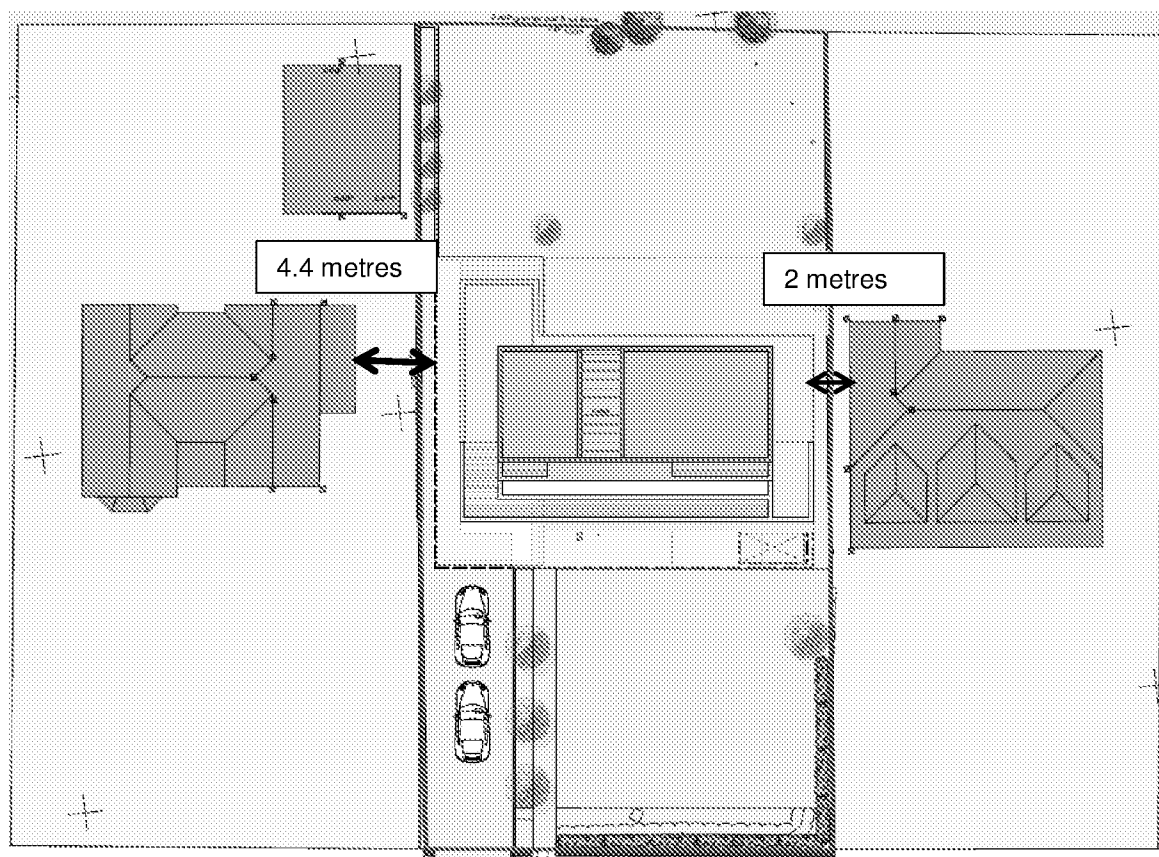


Figure 26 - Proposed Separation Distances

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- 6.5.6. The proposed separation distances are therefore approximately 0.5metres closer to the neighbouring properties than existing. This is not considered to cause detrimental impact to the neighbouring properties and would also not be uncommon within the immediacy; for example 15 Coastal Road and 9A Coastal Road, located directly to the south of the site, have a separation distance of 1.5metres and 9A Coastal Road and 9 Coastal Road have a separation distance of approximately 2.5metres (*please see the existing block plan*).
- 6.5.7. Furthermore, 5no trees are proposed on the western boundary within the rear garden to avoid potential disturbance from the neighbouring properties outbuilding.
- 6.5.8. Overall, the proposed development is not considered to result in an overbearing or harmful development but will respect fully the amenities and privacy of occupiers of the existing neighbouring properties.
- 6.5.9. Furthermore, the accompanying Daylight and Sunlight Report establishes that 'the proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.
- 6.5.10. In respect of future occupiers the scheme has been designed to provide for the highest quality living environments with units that meet and exceed space standards. The proposal also provides external amenity space via private gardens.
- 6.5.11. Overall, the scheme is considered to protect fully the amenities of existing residents adjacent to the side and provide the highest quality living environment for future occupiers.

7. Conclusions

- 7.1. The proposed demolition of the existing dwelling to create a 5 bed, three storey contemporary dwelling with single integral garage at 14 Coastal Road is considered to provide for the highest quality architectural solution that enhances the appearance of the existing dwelling and streetscene more generally.
- 7.2. Kingston is a seaside Parish with a wide diversity of dwellings of many different styles. The streetscene of Coastal Road in particular is developing and modernising, enhancing the rich designs and making the dwellings appropriate to their seaside location.
- 7.3. The proposals therefore have been designed to blend sympathetically with its surroundings, visually integrating with the street scene and enhancing the visual amenity of the area through the highest quality architecture and use of modern materials.
- 7.4. The proposal is not considered to have any adverse impacts on its surroundings or neighbouring properties. Privacy will be retained through carefully designed architecture.
- 7.5. In summary we consider that the demolition of the existing dwelling and erection of a new contemporary family home will result in a significant enhancement to the overall area and is consistent with the aims and objectives of the Development Plan.
- 7.6. We therefore trust you will be able to support our proposals without delay and grant us full planning permission for this development.