

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

REF NO: K/29/18/HH

LOCATION: 58 Golden Avenue
East Preston
BN16 1QX

PROPOSAL: Single storey front extensions (garage and porch), two storey side extension & conversion of garage into habitable space.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to construct a two storey side extension, a garage extension to the front and a porch extension.
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RELEVANT SITE HISTORY

K/3/61	House And Garage	Approve 23-01-61
K/2/96	Extensions to front and rear of existing dwelling house	ApproveConditionally 02-04-96
PAA/74/18/	Erection of Single Storey garage and a two storey extension on the south side of the property.	Withdrawn 05-09-18
PAA/11/18/	Erection of single garage.	Refuse Pre App 15-03-18
K/28/06/	Demolish existing flat roof extension and erect a conservatory.	ApproveConditionally 31-10-06

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Kingston Parish Council

No objection.

No comments from neighbouring properties.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

PD RESTRICTION

DEVELOPMENT PLAN POLICES

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

[Kingston Neighbourhood Plan 2014 Policy KPNP7](#) DESIGN & DEVELOPMENT

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

The proposed front and side extensions on a detached property in Kingston are to be located within the urban area where the principle of development is considered acceptable in accordance with policy SD SP1 of the Arun District Local Plan and policy NEKPN2 Of the Kingston Neighbourhood Plan subject to relevant policies within the Local Development Plan which in this case include policies D DM1 - Design, policy D DM 4 - Extensions and Alterations to Buildings and policy NEKPNP 7 of the Kingston Neighbourhood Plan - Design & Development.

Permitted development restrictions exist preventing the insertion of windows in the northern wall of a previous front extension granted and constructed under K/2/96.

The applicant's have requested pre-application advice on a number of occasions in 2018 and have taken heed of the advice given in this application.

DESIGN

The proposed development of a single garage with a hipped roof, a porch with a lean to pitched roof and a two storey extension to the side of the front half of the dwellinghouse would be subservient to the existing dwellinghouse because it currently has a large two storey front extension which dwarfs the proposed extensions.

The existing two storey front extension defines the character of the dwellinghouse and its appearance within the street scene. The proposed extensions are proposed to be constructed in matching materials and as stated, are relatively modest in size compared with the existing front extension to the property. The front elevation is broken up as it currently exists and therefore the additional extensions, set behind the front elevation of the two storey extension not considered to significantly alter the character and

appearance of the dwelling itself or the street scene.

The proposed two storey side extension is intended to be constructed up to the boundary however the street is not characterised by relatively small gaps at first floor level as many of the properties along Golden Avenue are substantial detached houses set on large plots of land. The proposal is set well back from the front elevation of the property and building line of the street as a whole such that the proposed two storey dwelling would not impact upon the established spatial character and pattern of the place.

The proposal is considered to be of an acceptable design and to comply with policy D DM1 , D DM4 of the Arun Local Plan and policy NEKPNP 7 of the Kingston Neighbourhood Plan.

RESIDENTIAL AMENITY

The only issue in relation to residential amenity in terms of a loss of privacy, overbearing impact on neighbouring properties and loss of daylight and sunlight would be the impact of the proposed development on the neighbouring property at 60 Golden Avenue.

60 Golden Avenue has a single storey side lean to extension with no facing windows on its side elevation facing the application site and otherwise and only has secondary habitable room windows in the side elevation otherwise including two obscure glazed bathroom windows at first floor. At the front of the property it ground floor windows in a front utility room extension which face sideways to ward the proposal but the extension is primarily served by windows in its front elevation. The impact on loss of light and overbearing impact are not considered to be significantly adverse as a result.

There are to be no windows in the side elevation of the proposal facing no. 60 and therefore loss of privacy is not a consideration.

The proposed extensions are considered to accord with policy D DM1 and D DM4 of the Arun Local Plan with respect to impact on residential amenity.

CONCLUSION

The proposed extensions are considered to comply with the Local Development Plan including the Arun Local Plan and Kingston Neighbourhood Plan and there are no material considerations to suggest any other decision therefore the scheme is recommend 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;

Proposed Site/Block Plans dwg.no. 0264/102 rev B dated Jul 18

Proposed Floor Plans dwg.no. 264/103 rev A dated Jul 18

Proposed Elevations dwg.no. 264/104 rev A dated Jul 18

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 materials and finishes of the external walls, roof and windows of the extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 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.