

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

REF NO: K/40/20/HH

LOCATION: Panorama
Golden Acre
Kingston
BN16 1QP

PROPOSAL: Single-storey extension with a sloping roof, new porch on ground floor and conservatory at first floor. Replacement of existing windows, doors and roof tiles.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey extension, a new porch and a first floor conservatory. Furthermore, the replacement of the existing windows, doors and roof tiles.
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RELEVANT SITE HISTORY

K/39/20/PL	Conversion of two flats into a single dwelling.	ApproveConditionally 09-11-20
K/23/20/PL	Conversion of two flats into single dwelling including single storey extension to north elevation, 1st floor south facing extension, replacement of all existing windows & roof tiles & new detached garage.	
K/27/17/HH	Single storey side extension.	ApproveConditionally 18-10-17

REPRESENTATIONS

Parish Council - No objection.

2 letters of objection:

- The rear gardens of the neighbouring dwelling to the East will be overlooked.
- The proposal will result in an increase in noise from the property.
- The proposal will result in a loss of privacy to nearby occupiers.

OFFICERS COMMENTS ON OBJECTIONS:

Comments noted. Potential for noise and disturbance from the occupiers of the dwelling is not a matter of

which is subject to planning control.

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

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

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, KPNP7 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

Due to the siting of the proposed development, and the boundary treatment present bordering the application site, there will be some views available of the proposal from the public realm. However, the locality is host to a variety of dwelling sizes, designs and scales which give it a varied character as each dwelling has its own unique style.

The proposed front extension to the host dwelling is noted and the views of this element of the proposal will predominantly be available from the East of the application site, from the Greensward. Furthermore, this element of the application is considered to appear well integrated with the host dwelling as a result of its single storey nature, siting and its slope angle of approximately 26 degrees.

The proposed porch, and first floor sunroom/conservatory are considered to appear subservient to the host dwelling due to their light construction, and modest scale.

The proposed development is considered to be acceptable on grounds of design and is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is as a result of the modest scale of the proposed development, and its siting allowing an acceptable separation distance from nearby dwellings to prevent any harmful impact.

With regard to potential for overlooking of neighbouring dwellings, the majority of the proposed development is not considered to result in any change in available views of nearby dwellings. The proposed roof terrace sited to the North of the host dwelling is considered to have potential for direct overlooking of the garden to the North-East. As such, a condition will be recommended to ensure that 1.7m high obscure glazing panels are installed along the Eastern, and the Easternmost 1.5m of the Northern sides of the proposed roof terrace in order to prevent this harm.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan. Whilst it is noted that there is potential for harm to the privacy of neighbouring occupiers, it is felt that this can be mitigated by way of condition.

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:

- Block Plan - 010
- Proposed Block Plan - 110B
- Proposed Ground Floor - 121a
- Proposed First Floor - 122
- Proposed Roof Plan - 123
- Proposed Northern elevation - 220A
- Proposed Southern elevation - 221b
- Proposed Eastern elevation - 222b
- Proposed Western elevation - 223

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls, roof, windows and doors of the proposed development have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for the obscure screening, of the proposed roof terrace extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension, and remain in perpetuity thereafter. The screening shall be constructed at a height of 1.7m from the roof terrace floor level, and extend along the entirety of the Eastern, and 1.5m of the Northern sides of the terrace.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policy D DM1(3) and D DM4(c) of the Arun Local Plan.

- 5 **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.