

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

REF NO: K/41/18/HH

LOCATION: Coastal House
45 Coastal Road
Kingston
BN16 1SN

PROPOSAL: Two storey rear/side extension, two storey front extension, first floor side extension & addition of a 2nd floor.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to redevelop the existing dwelling, by way of a two storey rear, side and front extension, an extension at first floor to the side, and the addition of a second floor.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Kingston Parish Council

Parish Council - Objection

- The proposal builds right up to the Eastern boundary, and therefore will adversely affect the street scene and the neighbouring property.
- Overlooking from the boundary and the adjacent property will affect the privacy of neighbouring properties.

East Preston & Kingston Preservation Society - Objection

- The proposed alterations would transform the character of the original house, it should be regarded as a new build case.
- The proposed flat roofed three storey house, with large areas of glass, would have little in common with the neighbours.
- The windows in the third storey would overlook the neighbouring properties.

2 letters of objection from 1 objector:

- The site is visible from Coastal Road, and the Greensward.
- The North Elevation of the plans does not depict the First Floor Eastward extension of the living room.
- The South-East corner of the living room should be curtailed in line with the North and West elevation drawings, in order to protect existing levels of light.
- The ground floor footprint is disproportionate with neighbouring properties.
- The first floor balcony would result in loss of privacy to neighbours.
- The flat roof area, accessible from the third floor bedroom would cause loss of privacy.

OFFICERS COMMENTS ON OBJECTIONS:

The majority of comments raised will be addressed in the conclusions section. The flat roof area is not

denoted as being a balcony, this is reflected on the plans. With regard to potential for overlooking from the first floor balcony, a condition has been imposed relating to the provision for obscure screening on the Eastern and Western aspects of this balcony.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICES

[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
SDSP2	SD SP2 Built-up Area Boundary

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. 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 SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local 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

The application seeks to remodel and modernise the host dwelling, by way of various alterations. Due to the extent of the alterations and extensions, the proposals are not considered to be subservient, or well integrated with the host dwelling, and is therefore in conflict with D DM4(a) and (b) of the Arun Local Plan. The locality is host to a wide variety of dwelling designs and types, and therefore has a mixed character. There is no dominant architectural form along Coastal Road. Building styles vary from modernist to mock Tudor. The modernist style dwelling would reflect other flat roofed properties in the locality and the dwelling is not considered to be out of scale when compared to its neighbours.

The proposal incorporates design features which give the property a modern character through the use of charcoal aluminium fenestration and white render. There are examples of these materials found on dwellings within the locality. The proposed development is considered to result in a change of appearance of the host dwelling, as a result its scale, but it is not considered to have a significantly detrimental impact on the established character of the host dwelling as a result of its design and use of materials.

Footprint and massing would be comparable with adjoining properties and an acceptable gap to side boundaries would be retained. The gap to the Western boundary is maintained, as is the first floor gap to the Eastern aspect. The dwelling would be in keeping and it would not sit at odds with the general pattern of development or detract from the appearance of the street scene any more than the existing dwelling especially, in that the area is not considered to have a uniform spatial pattern, as a result of the inconsistent roof shapes that appear in this locality. The existing dwelling does not conform with the general pattern of development since it is sited close to the Northern boundary, which is at odds with neighbouring properties, of which are typically sited further back into their plots. The proposed dwelling is sited in the same way as is the existing dwelling. The site coverage is increased by the proposal and the design are slightly different, but it is considered that the revised scheme is acceptable and does not have a materially adverse impact on visual amenities or character of the area.

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

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to give rise to any significant overbearing or overshadowing impact, as a result of the aspect of the development and its siting. Whilst the proposal features new windows, there are not considered to be any windows that provide any views that are not available from the host dwelling as existing. The proposed first floor balcony stretches the full width of the rear of the host dwelling, and therefore provides views to the East, South and West. Due to the potential for loss of privacy, as a result of direct overlooking to the East and West, it will be conditioned that obscure screening is installed at these boundaries, in order to prevent said overlooking.

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

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:

 - Location Plan - 18 March 2010
 - Proposed Ground Floor - 2395/01/03 - November 2018
 - Proposed First Floor - 2395/01/04 - November 2018
 - Proposed Second Floor - 2395/01/05 - November 2018
 - Proposed Elevations & Floor Plans - 2395/01/06 - November 2018
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 side elevations of the balcony at first floor level, shall at all times be obscured to a height of 1.7m in accordance with details to be submitted to and approved by the Local Planning Authority and the screening shall be retained as agreed in perpetuity.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM1 of the Arun Local Plan.
- 4 INFORMATIVE: It is noted that the second floor balcony has sliding glass doors on its Southern elevation, and that the first floor roof therefore has potential to be used as a balcony area. If this were to happen it would be a breach of planning control, as this area is not denoted as a balcony on the plans.
- 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.