

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

REF NO: K/45/21/HH

LOCATION: Sea Lodge
Coastal Road
Kingston
BN16 1SJ

PROPOSAL: Demolition and replacement of existing rear extension with new single storey extension and first floor terrace above with external staircase. Replacement of main roof and 4no. new dormers with windows. Replacement roof tiles to single-storey projections on North elevation. Proposed rear single storey minor extension to garage to form entrance lobby. Alterations to external facade of house and replacement windows and doors throughout. Associated landscaping to suit.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Demolition and replacement of existing rear extension with new single storey extension and first floor terrace above with external staircase. Replacement of main roof and 4no. new dormers with windows. Replacement roof tiles to single-storey projections on North elevation. Proposed rear single storey minor extension to garage to form entrance lobby. Alterations to external facade of house and replacement windows and doors throughout. Associated landscaping to suit.
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An application was approved in June 2021 for similar works. This application seeks to alter the materials from cladding to render and installs rooflights to the front elevation.

RELEVANT SITE HISTORY

K/16/21/HH	Internal alterations to existing dwelling. Demolition and replacement of existing rear extension with new single storey extension and first floor terrace above with external staircase. Replacement of main roof and 4no. new dormers with windows. Replacement roof tiles to single-storey projections on North elevation. Proposed rear single storey minor extension to garage to form entrance lobby. Alterations to external facade of house and replacement windows and doors throughout. Associated landscaping to suit.	ApproveConditionally 30-06-21
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REPRESENTATIONS

Kingston Parish Council provided no objection providing the case officer considers whether conditions are required to prevent overlooking of neighbouring properties from the terrace and external staircase.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Policy KPNP 7 of the Kingston Neighbourhood Development Plan relates to the design and development of proposals in 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.

BACKGROUND

An application was approved in June 2021. This application seeks minor changes to that approved.

This report will therefore only consider the changes that are proposed which include;

- Change of first floor material from cladding to render.
- Installation of 3 rooflights to the front elevation.

DESIGN AND VISUAL AMENITY

The dwelling is on the private estate fronting Coastal Road on the south side. The buildings on Coastal Road have no set character with materials, individual character, design and scale all varying from plot to plot.

Grey cladding was approved to the first floor external elevations. This will however will alter to off white/white render. The proposed materials matches that of the existing dwelling and therefore the change will not result in harm upon the appearance of the property.

3 rooflights are also proposed to the front elevation. These appear modest in size and are appropriate in scale to that of the roof.

The changes proposed are considered to comply with the design guide being appropriate in scale and with the change from cladding to render, the materials will match the existing building.

The proposal is not considered to result in harm upon the appearance of the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan, the Arun Design Guide and Policy KPNP 7 Neighbourhood Plan.

RESIDENTIAL AMENITY

Due to the minor development proposed the alterations are not considered to result in harm upon amenity.

The 3 additional rooflights will provide additional views to that which can already be achieved however as they front the street scene are not considered to provide adverse overlooking.

The development is not considered to give rise to harm upon amenity in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to comply with relevant development plan policies and as such 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.

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 and Block Plan - 3.000
- Proposed Section - 3.300
- Proposed Elevations - 3.201
- Proposed Elevations - 3.200
- Proposed Ground Floor Plan - 3.100
- Proposed First Floor Plan - 3.101
- Proposed Second Floor Plan - 3.102

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 sides of the raised terrace shall at all times be obscurely screened to a height of 1.7m in accordance with details to be submitted to and approved by the Local Planning Authority prior to use of the terrace. The details approved shall be retained in perpetuity.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM4 and D DM1 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.