

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

REF NO: K/47/21/HH

LOCATION: 2 Gorse View
Peak Lane
Kingston
BN16 1RW

PROPOSAL: Two storey front and side extension with front balcony, part 1/2 storey rear extension and detached garage, including demolition of attached garage and extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Demolition of existing outbuildings and single storey side and rear extensions. Erection of a two storey front and side extension measuring approximately 12.5m in depth and 6m in width with a gable end pitched roof form with an eaves height of 4.8m and a ridge height of 7.5m. A first floor level front balcony with railings is also proposed, which would project 2m from the face of the building. The new side extension would adjoin a single storey rear extension measuring approximately 3m in depth and 6.3m in width, with a mono-pitched roof form with an eaves height of 2.4m and a ridge height of 3.4m. The proposed extensions would be constructed with smooth render to the lower half and composite cladding to the upper half and tiled roof form. A new open-sided pitched-roof front porch is also proposed, with a width of 2.2m, depth of 2m and a height of 3.4m. The front porch would have brick plinth, timber posts and timber detailing. Disabled access would be provided via ramped access to the front porch and rear extension. A new single storey detached garage building is also proposed measuring approximately 18.2m in length, 4.5m in width and with a dual-pitched roof with an eaves height of 2.2m and ridge height of 4.2m. The garage building would have render elevations and a tiled roof. The current application is a revision of previously approved application (ref. K/20/21/HH) with the following changes: - Previous scheme fully composite clad elevations, current scheme lower half smooth render elevations with upper half composite clad elevations - 1 ground floor and 1 first floor window on south side elevation omitted from current scheme
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- Deeper first floor front balcony on current scheme (2m) than previous scheme (1m)
- Deeper front porch on current scheme (2m) than previous scheme (1.2m)

REPRESENTATIONS

Kingston Parish Council -

No objection, subject to planning case officer being satisfied:

- no overlooking from balcony that would affect privacy of neighbouring property
- proposed frontage does not overly dominate the appearance of the dwelling or neighbourhood
- materials are suitable for the character of the area (as per the condition attached to K/20/21/HH)
- there is a condition related to use of the garage (as per the condition attached to K/20/21/HH)

1 neighbour letter confirming no objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area Boundary

Countryside

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
QESP1	QE SP1 Quality of the Environment

[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

INTRODUCTION & KEY ISSUES:

The current application is a revision of previously approved application (ref. K/20/21/HH) with the following changes:

- Previous scheme fully composite clad elevations, current scheme lower half smooth render elevations

with upper half composite clad elevations

- 1 ground floor and 1 first floor window on south side elevation omitted from current scheme
- Deeper first floor front balcony on current scheme (2m) than previous scheme (1m)
- Deeper front porch on current scheme (2m) than previous scheme (1.2m)

As such, the matters addressed in the Officers report for K/20/21/HH, for the most part still apply, and the key issues to be considered under this application are in respect of the proposed changes to the approved scheme.

DESIGN & VISUAL AMENITY:

Policy D SP1 of the Arun Local Plan (ALP) states development should seek to make efficient use of land but reflect the characteristics of the site and local area. ALP policy D DM1 looks at aspects of design quality, including; character, appearance, density, scale, innovation, adaptability, residential amenity impact, trees and crime prevention. Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. This includes that (a) the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials (b) the extension or alteration is visually subservient to the main building and (d) in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary.

Arun District Council Design Guide SPD (2021) provides detailed design guidance for developments in the District. According to Part M, front and side extensions should; not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect space between buildings. At first floor level extensions should not be visually intrusive.

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 and sympathetic to the character and appearance of the Parish in terms of scale, massing, aspect, siting, layout, density, materials, landscaping and design features. This policy does not apply to this scheme since the site is outside the Built-Up Area Boundary.

The front and side extensions would be visible from the roadside. It is noted that the adjoining neighbour at No.1 Gorse View has previously had a similar extension to their property, along with the 2 properties to the north. Therefore, although large in scale, the proposed two storey front/side extension to no.2 is thought not to dominate the host dwelling due to it providing a sense of balance to the pair of semis. The street is not characterised by small gaps at first floor level between buildings, and the application property forms part of a pair of semi-detached dwellings with no property on the other southern side so suitable gaps and spaces around buildings will be maintained. It is considered that the extensions to the frontage will provide the street scene with a renewed uniformity and with a suitable choice of materials can sympathetically relate to the host dwelling and locality.

The previous approved application had the elevations of the extensions fully clad in composite cladding. The current application proposes smooth render to the lower half and composite cladding to the upper half of the elevations. The existing property has brick-built and tile-hung elevations as does the other property (no.1 Gorse View) in the pair. Although, render and composite cladding are not in existence in the locality and form part of the character of the area, that does not indicate that these elevational treatments (albeit different) would be harmful. Exact details of the proposed render colour and cladding type and colour have not been provided. The choice of render colour and cladding could have the potential to jar with the neighbouring dwelling, therefore, it is suggested that a condition be added to the application requiring details of the proposed materials and finishes to prevent discordant choices and

ensure a sympathetic and acceptable visual appearance.

The proposed increase in the depth of the new front porch and first floor balcony (compared to approved scheme K/20/21/HH) would have an acceptable visual impact, since these extensions/alterations would still remain subservient in scale to the host dwelling and would sympathetically relate to and visually integrate with the main building.

In conclusion, subject to a planning condition to secure details of the proposed render and cladding materials, the proposals (and changes from approved application ref. K/20/21/HH) would have an acceptable impact on the appearance of the host dwelling and visual amenity of the locality. The proposals would therefore accord with policies D SP1, D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide SPD.

RESIDENTIAL AMENITY:

Policy D DM1 of the ALP states new development will have minimal impact to users and occupiers of nearby property and land, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance. Policy D DM4 requires that (c) the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties. Policy QE SP1 states the Council requires development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity.

The ADC Design SPD includes detailed guidance on the protection of residential amenity, including setting out the required separation distances between habitable rooms to ensure privacy (Section H.04) and measures to maintain privacy (Section J.02).

Policy KPNP 7 of the Kingston Neighbourhood Development Plan relates to the design and development of proposals in the built up area boundary. It states that development should have minimal impact on users and occupiers of nearby occupiers. This policy does not apply to this scheme since the site is outside the Built-Up Area Boundary.

The proposed increase in the depth of the new first floor balcony (compared to approved scheme) could provide greater angles of view and opportunity for overlooking back towards the front windows of the neighbouring property no.1 Gorse View. The new balcony would only be sited around 8m-9m from the nearest front facing windows at no.1, some of which serve habitable rooms (living/bedrooms). As such, in order to avoid intrusive overlooking and loss of privacy to this neighbour, a planning condition is to be applied requiring the installation of an obscure-glazed privacy screen to a minimum height of 1.7m from finished floor level to this side of the balcony.

As per the previous application, given the large size of the detached garage proposed, a planning condition will be applied to ensure its use remains ancillary to the host dwelling and that it cannot be used as a separate self-contained residential unit.

It is therefore concluded that, subject to these planning conditions, the proposals would have an acceptable impact on neighbouring residential amenity, in accordance with policies D DM1, D DM4 and QE SP1 of the Arun Local Plan and Part M of the Arun Design Guide SPD.

SUMMARY:

The proposed development is deemed to accord with the 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.

CIL DETAILS

This application is CIL Liable, as it is for an increase in floor area over 100sqm, therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply).

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:

- Existing and Proposed Block Plan, Floor Plans and Proposed Garage Elevations (A1/20/029/p/2), received 18/10/2021
- Location Plan, Site Plan, Existing and Proposed House Elevations (A1/20/029/p/1), received 28/09/2021

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1, D DM4 and QE SP1 of the Arun Local Plan and Part M of the

Arun Design Guide SPD.

- 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 of the proposed extensions have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extensions.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and by endeavouring to achieve a building of visual quality in accordance with policy D DM1 and D DM4 of the Arun Local Plan.

- 4 A privacy screen shall be installed on the north facing side of the first floor front balcony. The privacy screen shall be obscure-glazed and be a minimum height of 1.7m from finished floor level of the balcony. A privacy screen shall be retained in situ at all times thereafter.

Reason: To avoid overlooking and to protect residential amenity, in accordance with policy D DM1, D DM4 and QE SP1 of the Arun Local Plan.

- 5 The garage hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 2 Gorse View as a dwelling and shall not be used as a separate unit of residential accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 6 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.