

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

REF NO: K/4/26/HH

LOCATION: 91 Golden Avenue
East Preston
BN16 1QT

PROPOSAL: Two storey front extension. Single storey rear extension. Removal of existing roof and replacement with new habitable roof with rear dormers and solar panels. Amendments to the existing fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

K/36/05/	Single storey attached garage	ApproveConditionally 15-02-06
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K/42/04/	2 storey extension & new conservatory.	ApproveConditionally 07-12-04
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REPRESENTATIONS

Kingston Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXTWithin Built-Up Area Boundary
CIL Zone 4**DEVELOPMENT PLAN POLICIES**[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

REPORT_1011(ODB)

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**DESIGN AND VISUAL AMENITY**

The site is a detached, two-storey dwelling along Golden Avenue. This application seeks planning permission for a two-storey front extension, single storey rear extension, a hip-to-gable roof extension to facilitate new habitable roof space with rear dormers and solar panels. As well as amendments to existing fenestration and amendments to materials.

To the front, a two-storey extension is proposed. It would measure 3.9m wide, 1.5m deep, the eaves height would match the existing at 4.8m, and it would have a pitched roof with a maximum height of 7.1m. It would feature a large full height window at first floor level introducing a more modern appearance to the dwelling. The street scene of Golden Avenue is varied in terms of character and use of materials, and the front extension would not result in harm to the character or visual amenity of the area in accordance with Arun Local Plan (ALP) policy D DM1.

To the rear, a single storey extension is proposed. It would measure the full width of the existing dwelling at 12m wide, 3m deep, with a flat roof with a maximum height of 2.8m. It would feature two large scale sliding doors introducing a more modern appearance to the rear of the dwelling. Within Part M of the Arun Design Guide (ADG) there is an opportunity for the design of a rear extension to be expressed through innovative and contemporary architecture. The extension would appear visually subservient and would not adversely impact the visual amenity of the host dwelling and is acceptable in accordance with ALP policy D DM4.

The hip-to-gable conversion of the main roof would increase habitable space at second-floor level. The roof extension would maintain the original roof ridge height and would feature two roof lights to the front and four roof lights within the crown roof. The conversion of the roof from hip-to-gable end would alter the roofscape of the dwelling significantly adding bulk to it. Neighbouring dwellings within the street scene have varying ridge heights and roof forms, therefore the roof works would not appear out of character within the street scene and are acceptable.

Three dormers are proposed within the rear elevation. Two would have a depth of 3.2m, a width of 3.8m and a height of 2.1m with a pitched roof. They would flank a larger central dormer which would have a depth of 2.3m, a width of 1.8m and a height of 2.7m also with a pitched roof. Part M of the ADG states that dormers should incorporate pitched roofs in most cases. The dormers would accord with ALP policy D DM4, as they would appear subservient to the main dwelling and would be set up from the eaves and in from the flank elevations and are overall acceptable.

Solar panels are proposed and are already present within the existing roof plane. The solar panels would have no materially adverse impact on the visual amenity or character of the area and are acceptable in accordance with ALP policy D DM1.

The materials of the dwelling and all new additions are to be amended. The dwelling would be finished

with white render and grey concrete tiles. The dormer cheeks would be finished with cladding. These materials are in keeping with those present on other dwellings in the area and are acceptable in accordance with ALP policies D DM1 and D DM4.

Overall, the development does not result in adverse harm to the character or visual amenity of the locality and as such is in accordance with policies D DM1 and D DM4 of the ALP, the ADG and KPNP 7 of the Kingston Neighbourhood Plan.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The first-floor large-scale window to the front extension will overlook the front garden and onto the highway. The window serves the stairwell and will give rise to some views of the opposite neighbour No. 88 Golden Avenue. However, this dwelling is oriented away from the site and there is distance of approximately 7m to the boundary with the highway. As such, the front extension would not give rise to harmful overlooking. The front extension would have no impact in terms of overshadowing or overbearing impacts.

The rear extension would extend 3m beyond the rear elevation of the host dwelling. The single storey rear extension would have a maximum height of 2.8m, and it would have a separation distance of 1.8m to the north side boundary and 3m to the south side boundary. Due to this siting, the rear extension would not result in overbearing or overshadowing impacts. The fenestration associated with the rear extension would be within the rear elevation at ground floor level and would not result in overlooking.

The hip-to-gable roof extension would increase the dwelling's bulk and massing towards the neighbours to the north and south. It would not extend beyond the existing footprint of the dwelling and would not extend closer to the side boundaries than the existing built form. Given the spacing that would be retained between the roof extension and the neighbouring properties, the development would not result in a significant overbearing or overshadowing impacts to either neighbour. The rear dormers would add to the overall massing of the building. Due to the separation maintained between the roof extensions and the neighbouring properties, these changes would not result in significant overshadowing or overbearing impacts. Windows within the rear dormers would provide views not significantly different to those currently achieved, it is noted that there are no neighbours to the rear and a distance of 26m to the boundary. As such, the dormers would not result in unacceptable overlooking.

Additional fenestration is proposed in the south side elevation. The proposal introduces four full height windows at ground floor level. The windows would not result in overlooking effects due to the distance of 3m to the boundary and the high-level fencing and vegetation providing screening.

The extension would not harm the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the ALP and the ADG.

SUMMARY

The development is in accordance with relevant Development Plan policies and 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

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 not CIL liable.

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
 Proposed Block Plan P002
 Proposed Ground Floor Plan P008
 Proposed First Floor Plan P009
 Proposed Loft Plan P010
 Proposed Roof Plan P011
 Proposed Elevations P012
 Proposed Elevations P0013

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the

meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.