

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

REF NO: K/53/21/HH

LOCATION: Rock Cottage
18 Coastal Road
East Presston
BN16 1SJ

PROPOSAL: Side extension with catslide roof and alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a two-storey side extension with a catslide roof design with 2 No. new rooflights.
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REPRESENTATIONS

Kingston Parish Council - No Objection.

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
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:

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, D DM4 of the Arun Local Plan, Section M of the Arun Design Guide and policy KPNP 7 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.

The Arun District Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance.

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. 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 host dwelling is a large two-storey detached dwelling. The proposal seeks to erect a two storey side extension that incorporates a catslide roof design that matches and meets the existing roof form. The proposal is approx. 7.3m in depth, approx. 3.3m in width with an eaves height of approx. 3.2m and overall height of approx. 5.8m. The proposal is large in scale but fits the form of the host dwelling well and is visually subservient to the host dwelling. The proposal meets the front elevation and is approx. 7.3m in depth, ending half way down the west elevation. The proposal is well integrated in terms of positioning. Section M of the Arun Design Guide regards proposals that incorporate a matching pitch to that which is found on the host dwelling as appropriate, as such the roof design of this proposal is appropriate. Furthermore, the proposal also incorporates the use of matching materials and as such is visually integrated into both the form and design of the host dwelling.

The proposal is a two-storey side extension and will be visible from the street. The character of the local area consists of many large detached independent dwellings. These dwellings have their own isolated characters that contribute to a diverse and enriched character area. Due to the design of this proposal it is deemed to fall within both the character of the host dwelling and the character of the area.

The proposal is compliant with relevant development policies D DM1, D DM4(a),(b),(e) of the Arun Local Plan, Section M of the Arun District Design Guide and policy KPNP 7 of the Kingston Neighbourhood Development Plan.

RESIDENTIAL AMENITY

The extension does not obstruct any 45 degree sightlines of neighbour dwellings; it is well integrated in terms of sitting and form and retains approx. 2-3m of separation from the western site boundary. Furthermore, the catslide roof presents a sympathetic form with respect to sunlight availability of the western neighbour dwelling. Similarly the proposal is not overbearing and does not create overshadowing on neighbour dwellings.

The proposal includes the addition of 2 No. rooflights and one ground floor front facing window. The front facing window does not give rise to any issue of overlooking. However, the proposed rooflights (servicing an ensuite and cupboard) are side facing and approx. 1.6m above finished floor level. Therefore, a condition has been attached to this application to ensure these windows are obscured up to 1.7m in the avoidance of adverse impacts on neighbouring properties by way of overlooking.

With consideration of the attached condition for the proposed rooflights to be obscured, the proposal is compliant with relevant development policies D DM1(3) and D DM4(c).

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:

- PROPOSED ELEVATIONS AND ROOF PLAN 21/4858/5
- PROPOSED FLOOR PLANS 21/4858/4
- LOCATION AND BLOCK PLANS 21/4858/1

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 2 No. Rooflights on the western elevation of the proposal hereby approved shall at all times be obscure glazed to a minimum height of 1.7m from the finished floor level. The screening shall be retained in perpetuity.

Reason: For avoidance of adverse impacts on neighbouring properties by way of overlooking, so as to remain in accordance with policies D DM1(3) & D DM4(c) 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.