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

REF NO: K/58/20/HH

LOCATION: Moorings
Gorse Avenue
East Preston
BN16 1SQ

PROPOSAL: Alterations to side hipped roof to new sussex barn half hipped roof and widen existing front dormer windows, alterations to rear roof elevation from hipped to gable end and addition of matching ground floor bay window to rear

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to perform alterations to the roof and the dormer windows, and the addition of a bay window to the rear.

RELEVANT SITE HISTORY

K/31/20/HH	Single storey side extension to Western elevation. Single storey rear veranda infill extension. Rebuild of garage. First floor side facing (east & west) roof-lights. Note - widening of existing rear (south) dormer window and two new rear (south) dormer windows in lower hipped roof including balcony.	ApproveConditionally 25-09-20

REPRESENTATIONS

Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within 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 Neigbourhood Plan 2014 Policy KPNP7 DESIGN & DEVELOPMENT

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE
In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, 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.

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 proposed development follows previously approved application K/31/20/HH, but seeks to make changes to its built form. These changes are predominantly to the roofshape of the host dwelling, and the front facing dormers. Whilst these changes are considered to result in a change in appearance of the host dwelling, they are not considered to result in a harmful impact upon the character of the area. This is as a result of the unique and varied character of the dwellings within this area allowing there to be no uniform character, or spatial pattern. Furthermore, the proposed development is not considered to result in a harmful impact upon the character of the host dwelling, as a result of the modest scale and design of the alterations.

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

NEIGHBOURING RESIDENTIAL AMENITY
The proposed alterations to the host dwelling are not considered to result in any harmful overbearing or overshadowing impact upon the occupiers of nearby dwellings. This is as a result of the aspect of the development site and the separation distance from neighbouring occupiers. Furthermore, whilst the proposal will increase the number of windows at first floor windows, there are not considered to be any views of which are unavailable from the host dwelling at current.

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:

- Site Plan & Roof Plan
- Proposed Ground Floor Plan - KG/GA/04 - June 2020 - Rev. F
- Proposed First Floor Plan - KG/GA/05 - June 2020 - Rev. C
- Proposed Elevations - KG/GA/06 - June 2020 - Rev. D

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 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.