

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

REF NO: K/5/26/HH

LOCATION: Beach House
33 Coastal Road
Kingston
BN16 1SJ

PROPOSAL: Alterations and refurbishment of existing property including alterations to existing front roof profile. Alterations to fenestration including replacement of windows and introduction of new external materials. Addition of external staircase, construction of small outbuilding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
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REPRESENTATIONS

Kingston Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - No response received.

POLICY CONTEXT

Built-Up Area Boundary.
Flood Zone 3.

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)
WDM2	W DM2 Flood Risk

[Kingston Neighbourhood Plan 2014 Policy KPNP7](#) DESIGN & DEVELOPMENT

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The application site comprises a detached two-storey dwelling located at Beach House, 33 Coastal Road within the Angmering-on-Sea private estate.

The proposal seeks planning permission for refurbishment of the existing dwelling, including minor alterations to the roof profile, changes to fenestration, the introduction of new external materials, the provision of an external staircase, and the erection of an outbuilding.

The existing dwelling features a hipped roof front projection, with a centrally located two-storey projection. The proposal seeks to alter this arrangement by extending and reconfiguring the roof to create a two storey gable feature. The proposed roof would be finished in slate tiles to match the existing dwelling. While the alterations would result in an increase in the overall massing and bulk of the roof, the resulting form would represent a contemporary and high-quality design and the existing front building line would be maintained. As such, the proposed roof alteration would be acceptable and in accordance with Arun Local Plan (ALP) policy D DM1 and the Kingston Neighbourhood Plan (KNP) 2014 policy KPNP 7.

The front (north) elevation would incorporate a full-height glazed window which follows the roofline, creating a triangular glazed element within the gable, together with a large gable window. The existing central garage door would be replaced with a full-height three-pane window, and the remaining windows on this elevation would be replaced with full-height versions.

Fenestration alterations to the side (east) elevation include the removal of two small first-floor windows, the installation of a rooflight within the proposed gabled roof form, and the provision of a glazed door at ground-floor level.

The proposed changes to the rear (south) elevation are largely limited to alterations in window design and style, with the quantity of glazing remaining broadly consistent with the existing arrangement.

On the side (west) elevation, a new rooflight is proposed, while an existing ground-floor opening would be removed.

Overall, the fenestration changes primarily affect the front and rear elevations. All windows and doors would remain in broadly similar or comparable positions to the existing openings and would be replaced with black aluminium frames, providing visual consistency across the development. The surrounding street scene features a varied mix of dwelling styles and material finishes. Consequently, the proposed fenestration changes would be minor in nature and would not result in harm to the visual amenity of the host dwelling or the wider area.

A new external materials palette is proposed, comprising a mix of timber cladding, stone cladding, and render. The local area is characterised by varied architectural styles and a diverse range of materials. The proposed materials would enhance the contemporary appearance of the dwelling and represent an overall improvement to its character, in accordance with ALP policies D DM1 and D DM4.

The proposal also includes the provision of a new external staircase on the side (west) elevation, providing access to the existing first-floor terrace. The staircase would be largely glazed and modest in scale. Due to its glazed appearance, it would not appear visually dominant or obtrusive. Whilst it would be visible from the street scene, it would integrate well with the overall design approach and would not be harmful to visual amenity.

An outbuilding is proposed adjacent to the eastern side boundary, measuring approximately 2m in width at its widest point, 1.8 m at its narrowest point, and approximately 2.8m in depth. The outbuilding would have a flat roof form with a maximum height of approximately 3m. It would be finished in timber to visually match the proposed materials palette. The structure would be partially screened by the existing boundary wall and would be located approximately 24m from the highway. Given its modest scale, design, and set-back position, the outbuilding would not cause harm to the character or appearance of the locality or wider area, in accordance with ALP policy D DM1.

Overall, the proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with ALP policies D DM1 and D DM4 and the Arun Design Guide and KNP 2014 policy KPNP 7.

RESIDENTIAL AMENITY

The proposed roof alteration would increase the bulk and massing of the dwelling at the front elevation. However, the dwelling is set back approximately 7m from the boundary and is well separated from neighbouring properties. As such, the proposed changes would not result in any overbearing or overshadowing impacts on neighbouring dwellings.

The host dwelling is located approximately 14.5m from the neighbouring dwelling to the west and approximately 11m from the neighbouring dwelling to the east. Given these separation distances, and noting that the proposed fenestration changes are largely limited to alterations in design and style, with openings remaining broadly in similar positions to the existing, the proposal would not result in any undue loss of privacy or increased overlooking.

The proposed external staircase would be positioned on the side (west) elevation and would provide access to an existing first-floor terrace. It would face the flank elevation of the neighbouring dwelling to the west, which contains two side windows. The staircase would not introduce any additional overlooking beyond that which already exists from the terrace and due to the nature of the development, would not result in overbearing or overshadowing impacts.

The proposed outbuilding would be located beyond the building line of the neighbouring dwelling to the west and, due to its modest scale and height, would not result in overbearing or overshadowing impacts. Only an entrance door is proposed, with no additional openings, further reducing any potential impact on neighbouring amenity.

Overall, the proposal would not result in harm to neighbouring amenity, in accordance with ALP policies D DM1, D DM4 and the ADG.

FLOOD RISK

The application site is located within Flood Zone 3. The area has a known history of flooding and, as such, any additional surface water discharge has the potential to exacerbate flood risk.

The application is supported by a Flood Risk Assessment (FRA) prepared in accordance with the requirements of the National Planning Policy Framework (NPPF). The FRA confirms that only a portion of the residential curtilage is located within Flood Zone 3.

The proposed development would not result in an increase in the footprint of the existing dwelling. Furthermore, the proposed staircase and outbuilding are limited in scale and would be positioned, in part, over an existing area of hardstanding. As such, the development would not materially increase the extent of impermeable surfacing on the site.

In light of the above, the proposal would not give rise to an increased risk of surface water flooding either within the site, the surrounding area, or elsewhere within the district. The proposal is therefore in accordance with ALP policy W DM2.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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 maintained in accordance with the following approved plans:

- Location and Block Plan 09
- Proposed Ground Floor Plan 05
- Proposed First Floor Plan 06
- Proposed Roof Plan 07

- Proposed Elevations 08
- Proposed Site Plan 10 Rev A

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

- 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. 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.