

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

**REF NO:** K/7/25/HH

**LOCATION:** Driftwood 32 Coastal Road  
Kingston  
BN16 1SJ

**PROPOSAL:** Alterations to external materials including replacement of tile hanging with cladding, render to ground floor walls, cladding to porch, 2 No. roof lights and replacement windows. Loft conversion with dormers to the front and rear elevations. Erection of carport and store to side elevation.

**SITE AND SURROUNDINGS**

**DESCRIPTION OF APPLICATION** As above.

**REPRESENTATIONS**

Kingston Parish Council - No objection.

No representations were received from nearby occupiers.

**CONSULTATIONS****CONSULTATION RESPONSES RECEIVED:**

None.

**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) |

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**SUPPLEMENTARY POLICY GUIDANCE:**

|       |   |
|-------|---|
| SPD13 | Arun District Design Guide (SPD) January 2021 |
|-------|---|

**CONCLUSIONS****DESIGN AND VISUAL AMENITY**

The site contains a detached two-storey property with an existing attached garage to the western flank elevation. The proposal seeks to alter the materials of the existing dwellinghouse and to convert the loft space into habitable accommodation, including front and rear dormers. A car port is proposed to the

eastern flank elevation. Two flat roofed dormers are proposed within the front roof slope. There are examples of front dormers within the wider street scene and area, including some with flat roofs. The proposed dormers are modest in size, and would be set down from the main ridge height. The proposed rear dormer is larger than the proposed front dormers, with a width of 10.6m. This partially conflicts with Part M of the Arun Design Guide, which states that dormers should be minor incidents on the roof plane and incorporate pitched roofs in most cases, avoiding large, box-shaped designs. However, the dormer is set in from the edges of the roof slope, set down from the ridge height and set up from the eaves, reducing the bulk and massing. It is also noted that a similar rear dormer could be constructed under permitted development. The proposed dormers will not result in harm to the character and appearance of the host dwelling or wider area.

The proposed car port is a single storey projection to the eastern flank elevation. The car port will be 3.8m wide, extending up to the eastern side boundary. The car port will have a flat roof with the same height as the attached garage on the other side of the dwelling. The addition is acceptable in terms of scale and massing and remains subservient to the main dwelling in accordance with policy D DM4 of the Arun Local Plan (ALP).

As part of the proposal, the materials and finishes of the main dwelling are to be altered, which will have a significant impact on the appearance of the dwelling. At ground floor level, the walls are to be finished with smooth render, with timber effect cladding at first floor. The same timber effect cladding is proposed on the dormers. Coastal Road has a variety of the property types and designs, and a mix of modern and traditional materials. Render is frequently used on both new and old properties. Given the variety of the design of dwellings and external materials on the street, including modern designs and materials, the use of timber effect cladding will not be harmful. The balustrade above the porch will also be replaced with a glass balustrade, and the pillar supporting the covered area will be clad with stone cladding. These changes will have a minimal impact and will be in keeping with the new materials palette.

The proposal is in accordance with policies D DM1 and D DM4 of the ALP and KPNP 7 of the Kingston Neighbourhood Plan and does not harm the character and visual amenity of the surrounding area.

#### NEIGHBOURING RESIDENTIAL AMENITY

The site has neighbours to the east and west. The proposed car port/store will project from the east elevation, and extend up to the boundary. The projection has a height of 2.8m. The car port/store extends alongside the neighbouring dwelling, and will not have a detrimental impact by way of overbearing or overshadowing. The windows associated with this extension are on the rear elevation at ground floor level.

The proposed dormers will not result in overbearing or overshadowing impacts to neighbouring properties by virtue of their siting, size and scale. However, the dormers would introduce windows on the front and rear elevation at second floor level. The views gained from these windows will not be substantially different from those gained from the first floor, and dormers in these locations would not result in increased overlooking effects which would be unduly harmful.

The alterations to the existing pitched to flat roof over the garage to the western flank would not result in any harm to neighbouring properties. The proposed alterations to the external materials of the dwelling would not result in any harm to neighbouring properties.

The proposal will not give rise to harmful impacts of overbearing, overshadowing, or overlooking. With respect to impacts of neighbouring amenity, the proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan, Section M of the Arun Design Guide, and policy KPNP7 of the Kingston Neighbourhood Plan.

**SUMMARY**

The proposal is in accordance with relevant development plan policies and 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 carried out in accordance with the following approved plans:

- Location and block plan 230086/10
- Proposed ground floor plan 220086/ 05 A
- Proposed first floor plan 23/0086/06
- Proposed second floor plan 230086/07
- Proposed roof plan 230086/08
- Proposed elevations 220086/ 09 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 (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 National Planning Policy Framework.