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

REF NO: K/8/19/HH

LOCATION: Gavea
Golden Acre
Kingston
BN16 1QP

PROPOSAL: Single storey side extension & room in roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — The application seeks planning permission for a single storey side extension and proposed room in roof.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Kingston Parish Council

Kingston Parish Council: No objection received from Kingston Parish Council.

No representations received from nearby occupiers,

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
- within the Built up area boundary.

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

Kingston Neigbourhood Plan 2014 Policy KPNP7 DESIGN & DEVELOPMENT

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SD SP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan and Policy KPNP7 of the Kingston Neighbourhood Plan.

Policy D DM1 sets out 13 designs 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 neighbouring and locality.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built up area boundary and will be permitted subject to consideration against other policies in the Local Plan.

Policy DSP1 of the Arun Local Plan sets out that all development proposals seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

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.

There appears to be no recent relevant history.

The site is occupied by a detached two storey dwelling, set in a residential street consisting of houses of various styles and designs.

DESIGN AND VISUAL AMENITY

The application seeks planning permission for the construction of a single storey side extension and creation of additional living space in the roof through the insertion of windows. The proposed side extension given its location will be visible within the street scene, however it is considered to appear well integrated with the host dwelling. The proposed alteration to the roof will not result in an increase in bulk or mass but the additional windows proposed will be visible within the street scene.

The proposed side extension will measure approximately 6.2m in length, 2.2m in width and be built to a height of 2.8m. Given the scale of the proposed side extension it will not have a detrimental impact on the character of the host dwelling or the street scene. The surrounding properties are of a mixed design and style and as such the proposed development will not appear out of character with the locality.

The proposed extension by virtue of its design and siting will not extend beyond the primary elevation of the dwelling and such the proposal will not appear incongruous or result in any unacceptable adverse impacts upon the established spatial pattern or character of the street scene.

The proposed extension will be constructed from materials which will match the existing dwelling, which

will further assist with the integration of the extension with the host dwelling.

The proposed extension and additional windows to the existing roof structure are considered to appear subservient to the host dwelling and would not result in an unacceptably adverse impact on the spatial pattern of character of the area and would therefore accord with policies D DM1 and D DM4 of the Arun Local Plan and Policy KPNP7 of the Kingston Parish Neighbourhood Plan.

NEIGHBOURHOOD RESIDENTIAL AMENTY
The proposed side extension will be located approximately 11.5m from the eastern boundary, 6.2m from the southern boundary and 17m from the western boundary. The proposed extension will feature 1No. door on the eastern (rear) elevation. The door on the eastern elevation is not considered to give rise to any additional overlooking given it is on the ground floor and overlooking the large rear garden of the existing dwellinghouse. No windows or doors have been incorporated on the western and southern elevations of the proposed extension to further mitigate any potential impact upon neighbouring properties.

The additional windows to be incorporated into the roof will be situated on the northern, eastern, western and southern elevations. The window on the northern elevation would face out towards the highway with Innisfree situated approximately 32.2m away. Similarly, the proposed window on the western (primary) elevation of the dwelling will face towards Silba which is situated approximately 30m away from the host dwelling. It is considered that given the separation distance and boundary planting present that the proposal will not result in any unacceptably adverse overlooking of these properties.

The window situated on the eastern elevation will face towards Spindrift which is a detached dwelling. By virtue of the orientation of the dwellings and the separation distance of 16.64m between the windows proposed on the eastern elevation of the host dwelling and Spindrift. It is considered that the proposed window on the eastern elevation will not result in any unacceptably adverse overlooking with no first floor windows situated on the western elevation of Spindrift. The primary views to the east will be towards the parking area forward of the primary elevation of Spindrift. There is also mature planting present along the eastern boundary of the site which will assist with further reducing any adverse overlooking.

It should also be noted that The Town and Country Planning (General Permitted Development) Order 2015 (as amended) under Schedule 2, Part 1, Class C would allow for the insertion of windows as proposed to the Eastern elevation without the need to submit a planning application.

The windows on the Southern windows will be conditioned to be obscured glazing and non-opening up to a minimum of 1.7m high of internal floor levels, therefore the opportunity for over-looking and loss of privacy to neighbouring properties is minimised to a low and acceptable level.

Given the design and location of the rear extension and proposed roof in roof, they are not considered to give rise to adverse impacts in terms of overlooking, overshadowing or overbearing and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY
The proposed development is deemed to accord with relevant development plan policies and as such is recommended 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 Location plan, Block plan, Existing floor plans and elevations SK1, Location plan and Block plan, Proposed floor plans and elevations SK2 Rev C, Proposed ground, first and roof plan SK4 Rev A.

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 windows on the Southern elevation of the proposed roof in roof shall at all times be glazed with obscured glass and fixed to be permanently non-opening below 1.7 metres in height.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 and D DM4 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.