

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

REF NO: K/8/22/HH

LOCATION: The Poynings
Middle Way
East Preston
BN16 1SB

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a single storey rear extension that projects approx. 6m off of the rear elevation with a width of approx. 3.3m and a peak height of 4.4m.
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REPRESENTATIONS

Kingston Parish Council - No Objection.

No representations 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

Policy D SP1 requires development proposals to make efficient use of land and reflect characteristics of the site and local area such as layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

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 nearby occupiers of land.

The Arun Design Guide 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. Section M specifically relates to dwellinghouse extensions and enlargements. This sets forward design principles and rules that aim to minimise adverse impacts on neighbouring amenities and also seeks to ensure proposals compliment the character of the existing dwelling and their locality.

DESIGN AND VISUAL AMENITY

The proposed single storey rear extension is to be approx. 6m in depth with a width of approx. 3.3m and a peak height of 4.4m. It features a dual pitch roof design that places its eaves at approx. 2.9m in height. The scale is minor and there is substantial retention of rear garden amenity space at a depth of 38m. The proposal is visually subservient and integrated to the host dwelling, matching the roof design and pitch of another gable ended feature at the rear elevation.

The area in which this site is located is characterised by detached dwellings of individual design. As such, a proposal that forms a part of one such dwelling that is in keeping with its host dwelling is by extension, in keeping with the locality. This proposal is to be of similar design and comprised of matching materials to those found on the existing dwelling. As such, it is in keeping with the host dwelling and its locality.

The proposal is sited to the rear of the property and has no negative visual impacts on the street scene.

The proposal is compliant with relevant Development Plan policies D SP1, D DM1 & D DM4 of the Arun Local Plan, Section M of the Arun Design Guide and KPNP 7 (1i,2iii) of the Kingston Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

Due to the siting of the proposal, the eastern neighbour dwelling (Marlins, The Middle Way) is the only neighbour dwelling at risk of impacts of amenity. The siting of the proposal is such that it retains an

approx. 1m separation from its eastern site (site) boundary which is then met by a boundary treatment fence and an approx. 2m separation from the neighbouring dwelling. The rear elevation of Marlins, The Middle Way would be set back from this proposal by approx. 4.5m. Owing to the single storey nature of this proposal, separation from the neighbouring dwelling and dual pitch roof design, there would be no intersection of 45 degree rule light accessibility lines from any rear neighbouring viewpoints. There is also, no intersection of the 60 degree sightlines from the rear of Marlins, The Middle Way.

Due to minor scale, sympathetic roof design, separation from the eastern site boundary, and no intersection of 45 or 60 degree lines as illustrated by Section M of the Arun Design Guide, there are no adverse impacts by way of overbearing or overshadowing on this neighbour dwelling.

The proposal includes 1 No. rear door, 1 No. window to the West elevation and 1 No. rooflight to the East elevation.

The proposed rear door looks out to the rear garden at ground floor level and as such, has no adverse impacts by way of overlooking.

The western window is ground floor level and is separated from the western site boundary by approx. 20m and as such, this gives no rise to any adverse impacts by way of overlooking.

The proposed eastern rooflight is approx. 3.8m above finished floor level and as such, gives no rise to any adverse impacts by way of overlooking.

By virtue of not being overbearing, overshadowing or overlooking to neighbouring dwellings, the proposal is compliant with relevant Development Plan policies D DM1 & D DM4 of the Arun Local Plan, Section M of the Arun Design Guide and policy KPNP7 (1iv) of the Kingston Neighbourhood Development Plan.

SUMMARY

The proposal is compliant 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.

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:

- Proposed Plans 22015-02

Reason: For the avoidance of doubt and in the interests of amenity 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.