

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

**REF NO:** K/8/25/HH

**LOCATION:** The Salterns  
8 Coastal Road  
Kingston  
BN16 1SJ

**PROPOSAL:** Demolition of existing garage and replacement with new extension, infill addition to front of property. Reconfiguration of fenestration to rear elevation. Replacement of existing cementitious hung tiles to facade, and installation of PV array at roof level.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**RELEVANT SITE HISTORY**

K/19/60	House & Garage	Approve 21-04-60
K/24/72	Extension To Existing Garage To Form Double Garage	ApproveConditionally 18-08-72

**REPRESENTATIONS**

Kingston Parish Council - No objection.

No representations received from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**  
None.

**POLICY CONTEXT**

CIL Zone 4.

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

The application site comprises a two-storey detached dwelling on the northern side of Coastal Road. The property benefits from substantial front and rear gardens with off road parking provision. There is an existing flat roof garage extension extending from the eastern side of the front elevation of the host dwelling.

The proposal involves the demolition of the existing flat-roofed garage and its replacement with a single-storey, pitched-roof extension. Additional works include a single-storey infill porch, installation of an integrated solar PV array on the main roof, six rooflights, alterations to rear and side fenestration, and changes to external materials. The proposed external materials for the walls would include white washed masonry and ornamental hung tiles, whilst blue brindle clay roof tiles are proposed for the roof and the fenestration would be aluminium. The proposed works would not extend beyond the existing building line and the majority of the proposed works would be visible from the street scene. The site is located within a residential estate with a wide variety of large detached dwellings of varying design. Given the varied nature of the street scene, the proposed design and materials would not appear out of character within the wider context.

To the front (south) and east (side) elevation, a single storey pitched roof extension would replace the existing garage. This design would mirror the pitched roofs elsewhere and would integrate well with the dwelling. The front extension would measure 5.35m wide, 13.1m deep, 2.3m at eaves height and 4.6m at maximum height to match the host dwelling eaves height. From the rear, the extension would measure 1.9m wide. The front/side extension would be visible within the street scene. Notwithstanding this, it is noted that the street scene is varied, with various extensions present. Furthermore, the extension would have a pitched roof form, reflecting the character and appearance of the host dwelling, and the proposed extension would largely replace the existing single storey garage. Therefore, the proposed extension would not appear unduly prominent within the street scene, nor would it result in harm to the character or appearance of the host dwelling, street scene or wider area.

Rooflights are proposed within the eastern roof slope of the front/side extension, in addition to the rear roof slope of the host dwelling. While the rooflights are to the front of the dwelling, they would be located on the eastern roof slope of the front/side extension, and they would be proportionate in scale and number. The rooflights are proportionate in scale and number and are therefore in accordance with Part M of the Arun Design Guide.

The proposal would include the installation of PV panels within the front and western flank roof slopes. The proposed PV panels would be integrated within the roof slopes of the dwelling and would not result in any harm to the character of the host dwelling.

The proposal would not result in harm upon the character of the area and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

## NEIGHBOURING RESIDENTIAL AMENITY

Part M of the Arun Design Guide states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The infill porch extension would measure 3.4m wide and 1.6m deep and it would be constructed using aluminium framed glazing. Given the siting and scale of this element, the proposed porch would not appear overbearing or result in overshadowing to neighbouring properties. The proposed fenestration within the porch would be small in scale and sited a significant distance from neighbouring properties. As such, it would not result in any overlooking. The large-scale window to the gable end front extension will overlook the front garden and onto the highway and given the spacing maintained between the extension and the neighbouring properties opposite the application site, the proposed front fenestration would not result in any overlooking.

The front/side extension will retain a 1.4m distance to the eastern boundary. As a result of its scale and siting, the front/side extension would not result in any overbearing or overshadowing impacts and would not result in harm to residential amenity. An additional door is proposed within the eastern flank elevation of the extension. Given the ground floor siting of the door, and that it would be set in from the eastern boundary, the proposed door would not result in unacceptable overlooking. A full height window is proposed within the eastern flank elevation, replacing an existing window. Given that the proposed window would replace existing fenestration, and the ground floor siting of the window, the proposed window would not result in unacceptable overlooking.

The alterations to fenestration to the rear (north) elevation are small in scale and serve the rear garden, and as a result of their siting will not give rise to any increased overlooking. Five rooflights are proposed within the eastern roof slope of the front/side extension. These rooflights would serve the ground floor accommodation and would not result in any overlooking. The rooflight within the rear roof slope would be high level and would not result in any overlooking.

The proposed PV panels within the front and western roof slopes, and the alterations to the external materials of the dwelling would not result in any harm to neighbouring properties.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

## SUMMARY

The proposed development is in accordance with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

<b>HUMAN RIGHTS ACT</b>
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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 Plan
- Site Plans S.00
- Proposed Floor Plans GA.00
- Proposed Plans GA.01
- Proposed North and South Elevations GE.00
- Proposed East and West Elevations GE.01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 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.