29 Kings Stone Avenue

Appeal DC/24/1922





Introduction

29 Kings Stone Avenue is a semi-detached property, located on the outskirts of Steyning and backs onto farmland.

The road it is sited on has a wide variety of property styles, a large number of which have been adapted / extended over time to create even more variation.

29 Kings Stone Avenue sits between an attached semi-detached property (number 31), and a larger terraced property (number 27) that has been extended to now represent a 3 storey flat roofed building when viewed from the rear.

The plots for 29 Kings Stone Avenue and number 27 (the larger end terraced property), are angled away from each other, and feature a private access lane between both properties - increasing separation.

The attached bungalow at number 31 has been extended to the rear.

(Photo of neighbouring 27, which has been extended to form a 3 storey home).



Impact on Neighbouring Amenity

The council have stated that the arrangement regarding overlooking **“would not be unusual or unexpected in an established residential location such as this, and as such no unacceptable loss of privacy would result. It is considered this proposal would not result in unacceptable harm to neighbouring amenity.”**

Therefore the only issue they appear to have is with the character and appearance.

Character and Appearance

The ground floor extension is largely mitigated by the attached neighbours extension, and doesn't overcrowd the plot in which it sits (which is wider than both neighbours on either side).

From the front street scene, the works appear in-keeping with other properties. The hip to gable extension means the road will be directly fronted by a sloped roof face. There will be a flat roof element visible from the front, however this is set back considerably along the side of the building, and is tile hung at first floor level to directly reference a first floor side dormer that sits two doors down (Reference 1). There is also another property with a gable end, but with a large tile hung front dormer that is extremely prevalent on the street scene (Reference 2), as well as others that have been converted with a hip to gable extension (Reference 3).






HOST DWELLING
REFERENCE 2


REFERENCE 3

Moving onto the rear of the property, planning policy SNDP2 is about responsible environmental design. The new works would be required to meet current building regulations in terms of insulation and heat loss. As the current host dwelling hasn't had any work undertaken in a number of years - the new proposed works would lead to a massive improvement in energy efficiency.

SNDP3 requests that works should respond to the scale, mass, height, building materials and form of neighbouring buildings.

As the property backs onto open farmland, the rear of the property will not be visible to many people, other than the direct neighbours on either side.

The property to the North of the site (number 27) gives the appearance of a large 3 storey property, with a flat roof extension to the side.

The works to number 29 (host dwelling) have been designed to blend the gap and the transition between the 2 immediate neighbours, whilst also referencing a large number of properties up and down the road.

Building materials have been chosen specifically to reference the host dwelling and neighbouring buildings; with the use of brick quoins and render at ground floor level, plus the use of tile hanging at first floor level.

The use of flat roof dormers is an extremely common design feature up and down Kings Stone Avenue and has been directly used as a reference for the proposed works.

A previous application sought a similar internal outcome but with the use of a pitched rear section (DC/24/1349), however this application includes the change to a flat roof dormer to better reference the neighbouring dwellings.

There was however a change to the rear eaves between both applications, in which the rear dormer was bought in to expose more of the rear eaves, and it was also moved in and away from the attached neighbour to the South, and a Velux window inserted in its place. The officer report doesn't however account for this change.

Horsham District Planning Framework 32 is about optimising the potential of a site, and complementing locally distinctive characters.

The officer report states that there is no impact on neighbouring amenity. The fact that this design allows for larger housing within the district in order to provide an environment for a growing family to use, whilst also not causing any issues with neighbour amenity, shows that it's maximising the potential of the site.

The flat roof element is a large part of the character of Kings Stone Avenue, and has been directly referenced from neighbouring buildings. This design also helps to blend the gap between the attached bungalow at number 31, and the now 3 storey property at number 27.

Horsham District Planning Framework 33 is more in depth, but does cover some overlaps with policy 32, including making efficient use of land, which again allows for a larger property, references local buildings and doesn't not have a negative impact on neighbourhood amenity.

Between properties 29 and 31 is a large tree that blocks a lot of outlook from the property of 31. The property at number 27 is angled away, and the plot of 29 (host dwelling) is a wedge shape that increases in width down the garden. There is considered no impact on neighbour outlook.

Building materials have been chosen specifically to reference the original property and neighbouring dwellings.

The works have been designed so as to have a minimal impact on the street scene, but to allow a large amount of eastern light into the property, and to maximise the views over the rear farmland.

The ridge will be no higher than the existing dwelling (and sits a lot lower than the ridge of neighbouring dwelling 27).

Overlooking / noise has not been raised as a concern within the officer report.

The frontage has been designed with appropriate windows, and there is space for bins set back to the side of the property, with a side door to allow easy access to them.

Misc. Items to note

The Parish council objected to this application on the basis that it was too close to the boundary, however I don't believe they have accounted for the path that lies between number 27 and the host dwelling, which is used to access the rear garden of the host dwelling.

They also felt that this would be obtrusive to neighbours, however no neighbour comments were received on this application, and the officer report shows that the council are happy with the impact on neighbouring amenity.

Please find attached a series of photos up and down Kings Stone Avenue, showing a wide variety of property styles, but also clearly demonstrating that hip to gable extensions, and flat roofed elements / large rear dormers are clearly a distinct local design feature within the road.







