

OFFICERS REPORT

Application No: Y19/1341/FH

Location: 47 Rolfe Lane New Romney Kent TN28 8JP

Proposal Erection of an extension to existing front garage. Re-submission of Y19/1000/FH.

ASSESSMENT

Performance data:-

Date application valid: 19/11/2019

Applicable 8/13/16 week target date: 14/01/2020

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA) ? N

If Yes, revised 8/13/16 week target date: N/A

Is the application being determined after 26 weeks without a PPA or a PEA? N

SITE VISIT

Carried out site visit.

The site and proposals were assessed from the public highway and the following key features noted:

SITE

The application site is located within the settlement of New Romney, on Rolfe Lane which is a residential area characterised predominantly by detached chalet bungalows set back from the road. The application property is a detached chalet bungalow set back from Rolfe Lane with a large front garden and area of hardstanding providing off street parking. There are large dormer windows situated to the front and rear roof slope of the property. The property is constructed with light coloured brickwork, plain roof tiles and white uPVC fenestration.

The site is situated within land of archaeological potential.

RELEVANT HISTORY

Y18/0400/SH - Erection of a single storey rear extension. Approved with conditions

Y19/1000/FH - Erection of an extension to existing front garage. Refused

PROPOSAL

This proposal is an exact resubmission of Y19/1000/FH, the only minor difference is that previously timber cladding was proposed for the flank elevations, this has been replaced by matching brickwork in this proposal. The proposal remains the same for the erection of a single storey front extension to increase the size of the existing integrated garage. The proposed garage would extend into the front amenity space by approximately 6 metres at a width of 3.3 metres and feature a pitched roof.

CONSULTATION RESPONSES

Consultation responses are available in full on the planning file. The main points raised are summarised below.

New Romney Town Council

Objection, contravenes policies BE1, BE8, BE12, HB1 and HB8

REPRESENTATIONS

0 representations received

PUBLICITY

Neighbours notified by letter. Expiry date 17/12/2019

RELEVANT POLICIES

Local Plan Review Saved Policies: BE1, BE8, SD1, TR12

Core Strategy Local Plan: DSD

Places and Policies Local Plan Submission Draft: HB1, HB8, T2

The Submission draft of the PPLP (February 2018) was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation between February and March 2018. The Plan was submitted to the Secretary of State for independent examination in September 2018. Accordingly, it is a material consideration in the assessment of planning applications in accordance with the NPPF, which confirms that weight may be given to policies in emerging plans following publication (paragraph 48). Based on the current stage of preparation, and given the relative age of the saved policies within the Shepway Local Plan Review (2006), the policies within the Submission Draft Places and Policies Local Plan (2018) may be afforded weight where there has not been significant objection.

Core Strategy Review Submission Draft 2019:

The Submission draft of the Core Strategy Review was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation between January and March 2019. Accordingly, it is a material consideration in the assessment of planning applications in accordance with the NPPF, which confirms that weight may be given to policies in emerging plans following publication (paragraph 48). Based on the current stage of preparation, the policies within the Core Strategy Review Submission Draft may be afforded weight where there has not been significant objection.

NPPF:12

NPPG:

APPRAISAL

The bulk of proposal remains the same, the minor difference being the choice of proposed materials, however, it is not considered that the change of materials overcome the previous reason for refusal as outlined below.

Design and visual appearance

Saved policy BE1 and emerging policy HB1 both require new development to accord with existing development in the locality, where the site and surrounding development are

physically and visually interrelated in respect of building form, mass, height and elevational details. Emerging policy HB8 also requires front extensions to be equal to or less than half the depth of the garden and respect the building line to all streets onto which the property faces.

The proposed garage extension would be located to the front of the host dwelling and would extend to half the depth of the front amenity space, and while this is considered acceptable in policy terms, the proposed garage extension would sit forward of the existing building lines of Rolfe Lane by approximately 6 metres. It is considered that as a result the proposal would have a negative impact on the surrounding streetscene which is currently characterised by the properties being some considerable distance from the highway. It is considered that this encroachment toward the highway is not considered to respect the existing build lines of the host dwelling or Rolfe Lane and is therefore considered to result in an unacceptable level of harm to the street scene.

Amenities of neighbouring occupiers

Owing to the location of the proposed garage extension to the front of the dwelling and with no additional windows proposed it is not considered that any overshadowing or overlooking of neighbouring property would occur as a result.

Parking and highways

The IGN 3 recommends that for a four bedroom dwelling in this location that two independently accessible parking spaces are provided, garages are only additional to this figure. As a result of the proposal approximately one of the two existing parking spaces would be lost with the dwelling only retaining one off street parking space. It is therefore considered that the proposal is unacceptable in terms of saved policy TR12 and emerging policy T2.

Environmental Impact Assessment

In accordance with the EIA Regulations 2017, this development has been considered in light of Schedules 1& 2 of the Regulations and it is not considered to fall within either category and as such does not require screening for likely significant environmental effects.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

PUBLIC SECTOR EQUALITY DUTY

In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

It is considered that the application proposals would not conflict with objectives of the Duty.

RECOMMENDATION

In light of the above, it is considered that planning permission should be refused due to the visual impact of the proposed front extension that would cause harm to the character of the main building and the wider street scene.

Case Officer:

Report and draft decision notice completed and passed to senior officer.

Name: D Wilkins Position: Planning Officer Date: 31/12/2019

Report and draft decision notice agreed and passed to admin to issue decision.

Name: D Campbell Position: DM Team Leader Date: 09.01.2020