

DELEGATED REPORT

APPLICATION NUMBER : Y19/1241/FH
PROPOSAL : Erection of a single storey side/rear extension
LOCATION OF SITE : 15 Dolphins Road, Folkestone, Kent, CT19 5PL
APPLICATION TYPE : Householder application
CASE OFFICER : Danielle Wilkins
DECISION : Approved with conditions

Officer Checklist	
Relevant Planning History:	Y19/0684/FH - Erection of hip-to-gable extension to the main roof along with the installation of a rear dormer window and associated loft conversion. Refused Y19/0846/FH - Erection of single storey side and rear extension. Refused
Pre-application Advice:	None

Representations received are available in full on the planning file. The main points raised are summarised below.

Representations:	Support	Object	Comments
Neighbours / Third parties			No comments received

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

Consultees:	Support	Object	Not Applicable	Comment / No Comment Rec'd
Parish Council	✓			No objection
KCC Highways			✓	
KCC Archaeology			✓	
KCC Ecology			✓	
Other			✓	

Publicity:	Neighbours notified by letter.	Expiry date:	28/11/2019
	Site notice displayed.	Expiry date:	N/A
	Advertised in press.	Expiry date:	N/A

Policy Considerations:	
National Planning Policy Framework (NPPF)	Section 12: Achieving well-designed places - Criteria for assessing good design and creating places with a high standard of amenity for existing and future users (Paragraph 127). - Permission should be refused for poor design (Paragraph 130). - Great weight to be given to outstanding or innovative design (Paragraph 131).

Shepway District Local Plan Review 2006 (saved policies):	BE1 - Standards expected for new development in terms of layout, design, materials etc. BE8 - Criteria for considering extensions to dwellings. TR12 - Vehicle parking standards
Shepway Core Strategy Local Plan (2013):	DSD - Delivering sustainable development.
Emerging Places and Policies Local Plan (Submission Draft) 2018:	Emerging Policy HB1 - Quality places through design. Emerging Policy HB8 - Alterations and extensions to residential buildings. Emerging Policy T2 - Parking standards The Submission draft of the Places and Policies Local Plan (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.
Supplementary Planning Documents	None relevant
Constraints:	Settlement boundary

Assessment of Impact	Acceptable / Not applicable	Comments
Residential Amenity	Acceptable	The addition of rear windows and doors at ground floor level are not considered to not give rise to additional overlooking. In terms of overshadowing, the proposed rear extension would be single storey and it would not contravene the 45 degree line as required in saved policy BE8 and emerging policy HB8. It is therefore considered that the proposed single storey rear extension would not result in any significant overlooking or

		overshadowing of neighbouring dwellings.
Design / Materials	Acceptable	In terms of materials, the proposed single storey rear extension would be finished in materials to match the host dwelling consisting of matching brick. The fenestration would complement the fenestration on the host dwelling. The proposed single storey rear extension would feature a partially pitched roof, with plain clay tiles to match the host dwelling.
Streetscene / Character of Area	Acceptable	The proposed extension is to the rear and not visible from a public place, it is therefore considered that the proposal would have a neutral impact on the host dwelling.
Conservation Area	N/A	
Affect Setting of Listed Building	N/A	
Parking & Access	Acceptable	The proposal does not include the addition of any new bedrooms and will not have any impact on the existing parking arrangements, it is therefore considered that the proposal is acceptable in terms of parking and highway safety.
Archaeology	N/A	
Ecology	N/A	
Trees	N/A	
Public Right of Way	N/A	
Flood Risk	N/A	
Other	N/A	
Compliant with Policy	Yes	
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	Approved with conditions	In light of the above, it is considered the proposal is a sustainable development that complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.
Case Officer:	Danielle Wilkins	Date: 09/01/2020
Checked by:	David Campbell	Date: 10/01/2020