

OFFICERS REPORT

Application No: Y18/1457/FH
Location: 9 Ellesmere Mews New Romney Kent TN28 8XG
Proposal Erection of a single storey side/rear extension.

ASSESSMENT

Performance data:-

Date application valid: 14.11.2018

Applicable 8/13/16 week target date: 09.01.2019

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

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

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

SITE VISIT

Carried out site visit on 09.01.2018

The site and proposals were assessed from the public highway and key features are noted in the assessment.

SITE

The application site is located within the settlement boundary of New Romney and within an Area of Archaeological Potential.

The land is also covered by a blanket Article 4 Direction (No.1 of 1978). The Direction removes PD rights for gates/walls/fences to be erected and formation laying out of means of access.

The property subject of this application is a two storey family dwelling with attached garage and off-street parking provision. The property is set within a cul-de-sac and all the properties in the vicinity are similar in design and finished materials.

HISTORY

Numerous applications for residential dwellings dating from the 1970's. There is no planning history that relates solely to the application site.

PROPOSAL

This application seeks planning permission for the erection of a pitched roof, single storey side/rear extension. The extension measures approximately 4.1m x 3.4m and 3.7m in height. The extension would be finished in matching materials (brick and tiles) and would form an extension to the existing dining area.

CONSULTATION RESPONSES

New Romney Town Council offered no objection

KCC Archaeology confirmed that no archaeological measures are required

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry date 27.12.2018

RELEVANT POLICIES

Shepway District Local Plan Review (SDLPR): SD1, BE1, BE8

Shepway Core Strategy Local Plan: DSD

The following policies of the Places and Policies Local Plan Submission Draft apply: HB1, HB8, HE2

NPPF: Paragraph 12

NPPG

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.

APPRAISAL

Design and visual appearance

The majority of the extension would be located to the rear of the property which is not visible from a public place although a small section would be visible from the front elevation. This section would be set back and in line with the rear elevation of the main dwelling and therefore would not be visually intrusive.

The extension is single storey and would read as an adjunct to the main dwelling.

There are no objections to the pitched roof design, the ridge would sit just below that of the upper floor window and the extension spans less than half the width of the host building. The extension would read as a subservient addition and the use of matching materials is supported.

Amenities of neighbouring occupiers

The extension is single storey with no side elevation windows, there is sufficient space separation between the boundaries with the neighbours to ensure that the extension would not significantly detrimentally impact upon the neighbours with regards to overshadowing or overbearing.

Parking and highways

Not impacted by this proposal.

Other issues

The Article 4 Direction refers to gates/walls/fences and formation of access only and does restrict consent for extensions to existing dwellings.

RECOMMENDATION

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.

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.

Case Officer:

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

Name: Katy Claw Position: Planning Officer Date: 09.01.2019

Report and draft decision notice amended (if appropriate)

Name: Position: Date:

Senior Officer

Report not agreed. Details of further work required as follows:

Name: Position: Date:

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

Name: N/A Position: Date: