

OFFICERS REPORT

Application No: Y19/0330/FH

Location: 29 Links Crescent St Marys Bay Romney Marsh Kent TN29 0RS

Proposal Erection of two single storey front/side extensions and erection of a single storey rear extension together with conversion of integral garage to form additional living accommodation.

ASSESSMENT

OFFICERS REPORT

Application No: Y19/0330/FH

Location: 29 Links Crescent St Marys Bay Romney Marsh Kent TN29 0RS

Proposal: This application seeks planning permission for the erection of two single storey front/side extensions and erection of a single storey rear extension together with the conversion of the integral garage to form additional living accommodation.

ASSESSMENT

Performance data:-

Date application valid: 25/03/2019

Applicable 8/13/16 week target date: 20/05/2019

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

A visit to the application site was carried and the key features noted have been set out within the report.

SITE

The Links Crescent Estate comprises single storey flat roofed dwellings with stepped front elevations. The dwellings are of painted render finish.

The application dwelling is in keeping with this character, with a central front projection, integral garage to the southern side of the dwelling, and is of white painted render finish with white uPVC framed windows. The front curtilage of the dwelling is an open lawned garden with planting and a concrete driveway in front of the garage.

The site lies within an area of archaeological potential.

RELEVANT HISTORY

None.

PROPOSAL

The application seeks consent for two single storey front extensions, the conversion of the garage to habitable accommodation and the replacement to the garage door with a window, and a single storey rear extension across the rear of the property with a pair of glazed doors and three windows. Internally the additions would provide a porch, enlarged kitchen and the formation of two bedrooms to replace the existing one-bedroom layout.

CONSULTATION RESPONSES

None received.

REPRESENTATIONS

No comments received.

PUBLICITY

Neighbours notified by letter. Expiry date 25/04/2019

RELEVANT POLICIES

Local Plan Review Saved Policies: SD1, BE1, BE8, TR12, Appendix 6

Core Strategy Local Plan: DSD

Places and Policies Local Plan Submission Draft: HB8, T2, T3, HE2

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.

Core Strategy Review Submission Draft 2019: SS1

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.

NPPG:

Design

Paragraph: 001 Reference ID: 26-001-20140306, Paragraph: 002 Reference ID: 26-002-20140306, Paragraph: 004 Reference ID: 26-004-20140306, Paragraph: 012 Reference ID: 26-012-20140306, Paragraph: 041 Reference ID: 26-041-20140306

APPRAISAL

Design and visual appearance

Links Crescent has a strong Art Deco style character; single storey flat roofed dwellings with stepped front elevations face towards the road in an open arrangement. The dwellings on the Crescent are largely unaltered. In this context, additions to the front of dwellings have the potential to have a negative impact upon the character of the street scene if this uniformity of character would be diminished.

The application property has a projecting central element with the dwelling elevations set back to either side, and a garage alongside. It is proposed that the garage be converted to a habitable room and the garage door replaced with a window, a porch addition is proposed to one side of the front projection and a kitchen extension to the other side. Whilst these additions would be set back from the front elevation by 200mm, the resultant appearance would diminish the strength of the front projection and the dwelling would appear as a more levelled out 'block' form. It is considered that this would cause harm to the character of the dwelling and the street scene.

The proposed rear extension is modest in depth and would not be of prominence in the street scene; this element of the proposal would not cause visual harm.

Amenities of neighbouring occupiers

The proposed front extensions would not cause harm to neighbouring amenity. The proposed rear extension is 1.35m in depth, and would not project beyond the side elevations of the dwelling with spacing to the side boundaries retained. It is considered that an extension of this size would not have an enclosing impact upon neighbouring properties to either side. The proposed rear windows and doors would provide views into the rear garden of the application property and would not cause harm to neighbouring privacy.

Parking and highways

The proposed development would result in the loss of the existing garage for parking purposes. A parking space would however remain on the driveway and this is considered to represent an appropriate provision for the two-bedroom dwelling layout proposed.

Archaeology

The site is within an area of archaeological potential, KCC Archaeology have not however commented upon the application and therefore it is considered that no measures are required in this case.

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 harm which the proposed front extensions would cause.

Case Officer:

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

Name: Katy Claw Position: Planning Officer Date: 17.05.2019

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

Name: R Allan Position: DM Team Leader Date: 20/09/19