

OFFICERS REPORT

Application No: Y19/0437/FH

Location: Valley House Alkham Valley Road Folkestone Kent CT18 7EH

Proposal Erection of a first floor extension with a new roof structure to existing chalet bungalow to create a two storey dwelling, including the erection of x2 two storey extensions to the front and side elevations, a single storey side extension, first floor balcony to the front elevation and a new front entrance.

ASSESSMENT

Performance data:-

Date application valid: 10/04/2019

Applicable 8/13/16 week target date: 05/06/2019

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 application site is located outside any settlement boundary, within the open countryside. The site is also located within the Kent Downs Area of Outstanding Natural Beauty (AONB), Special Landscape Area (SLA) and Groundwater Source Protection Zone (outer zone 2).

The property subject of this application is located off a busy A-road that runs from Hawkinge towards Alkham and Dover.

The dwelling is situated at an elevated position in relation to the road with a side access that leads to an area of off-street parking. The property is a chalet bungalow with rooms in the roof. The property has been extended and altered in the past and a side conservatory, extension and large first floor rear balcony have been added. The property sits in a good sized plot of land that is mainly laid to grass with well established trees/planting to the boundaries.

RELEVANT HISTORY

Y17/0109/SH: Alterations and extensions to dwelling to provide additional accommodation to first floor and extension to existing porch, together with the erection of a detached games room/store. Refused.

Y05/0450/SH: Erection of a four bay detached garage with games room above. Approved.

Y03/1007/SH: Erection of a two storey rear extension including a balcony to the rear elevation (amendment to planning permission Y02/1232/SH). Approved.

Y02/1232/SH: Erection of a two storey rear extension. Approved.

CH/8/59/87: Alterations and additions. Approved.

SH/84/464: Alterations and erection of extension and conservatory. Approved.

PROPOSAL

Following the refusal of application ref. Y17/0109/SH, consent is sought for a revised remodelling proposal. It is proposed that the bungalow would be enlarged up to full two storey height, with a hipped roof form. It is proposed that the dwelling be increased in length; extended to its northern end, and a two storey projection is proposed to the western side of the dwelling. To the eastern elevation a single storey extension is proposed to provide a utility room.

To the western elevation a small balcony is proposed at first floor level accessed by folding glazed doors, a new entrance door with a glass canopy, and contemporary style windows and glazed doors. To the southern elevation, a large balcony on posts is proposed to remain, again contemporary style glazed doors and windows are proposed. To the eastern (rear) elevation smaller windows are proposed, the proposed single storey extension is flat roofed. To the northern elevation contemporary windows, glazed doors and fixed glazed panels are proposed.

In terms of materials, a smooth render finish is proposed, with a slate roof and UPVC framed windows and doors. Composite cladding is proposed to the first floor of the two storey extension to the western elevation. Glazed balustrades are proposed to the balconies.

CONSULTATION RESPONSES

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

Hawkinge Town Council

No objection.

REPRESENTATIONS

No comments received.

PUBLICITY

Neighbours notified by letter. Expiry date 17/05/2019

Site notice displayed. Expiry date N/A
Advertised in press. Expiry date N/A

RELEVANT POLICIES

Local Plan Review Saved Policies: SD1, BE1, BE8, CO4, CO21, TR12

Core Strategy Local Plan: DSD, CSD4

Places and Policies Local Plan Submission Draft: HB1, HB8, NE3

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.

NPPF: Paragraphs 124, 127, 172

NPPG

APPRAISAL

Design and visual appearance

Regard is had to the dwelling's countryside location within the AONB and SLA. The dwelling is located within a small cluster of other residential dwellings and farm buildings. Well established and dense planting/trees are located along the sites north-western and south-western boundary which successfully screens the site from the busy A-road that runs adjacent to the site. The dwelling is not therefore of prominence from outside of the confines of the site, and therefore impact upon the countryside, AONB and SLA are likely to be fairly minimal in this instance and no objections are raised with regards to visual amenity and impact on the countryside.

At the time of application ref. Y17/0109/SH, the proposal to increase the height and remodel the dwelling was objected to not due to the scale and bulk of the proposal, but in regard to the specific design proposed and shallow roof pitch in particular was considered to be

inappropriate. It was suggested that it would have been more appropriate to increase the overall ridge height to incorporate a more appropriate roof design. Concern was also raised regarding the loss of the existing features to the dwelling such as the roof dormers and decorative finials.

The design now proposed is considered to represent an improvement over the previous scheme. A full height hipped roof is proposed, with some detailing in the form of the two storey addition and the hipped roof of this structure, and the projecting glazed gable to the southern elevation. These elements provide some visual interest and break up the form of the proposed design, as would the areas of cladding proposed. The proposed glazed doors, panels and windows are of contemporary style; this is considered to be appropriate in conjunction with the render finish and slate roof proposed.

Overall, whilst the proposed dwelling does represent a significant increase in bulk over the existing, the resultant appearance would be of an attractive contemporary dwelling and is considered appropriate in this location. Having regard to Policy CO21, the proposal would substantially alter the character of the dwelling, however given the dense tree planting around the site this would not have an adverse impact on the quality and character of the landscape or be detrimental to the rural setting, a remodelling of the dwelling is therefore considered to be acceptable in this case.

The development would not harm the character of the Area of Outstanding Natural Beauty and Special Landscape Area, and would accord with policy CSD4 and the NPPF.

The proposed materials have not been fully detailed. The finish to the render is not confirmed, the cladding colour is not confirmed, and the colour of the window and door frames is not confirmed. It is therefore recommended that full details of materials be secured by condition.

Amenities of neighbouring occupiers

The nearest neighbouring property is 'Sunny Bank', located approximately 35m to the east of the application dwelling.

It is considered that the alterations to the roof will not significantly increase instances of overlooking, overshadowing or overbearing and therefore no objections are raised in terms of neighbouring amenity.

Parking and highways

The proposal would increase the size of the dwelling, the number of bedrooms would however remain as four. There are six parking spaces on the driveway which is adequate provision for a dwelling of this size.

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 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: IHills

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

Name: IHills Position: Planning Officer Date: 10.07.2019

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

Name: D Campbell Position: DM Team Leader Date: 10.07.19