

OFFICERS REPORT

Application No: Y19/0652/FH

Location: Glebe Cottage Oak Walk Hythe Kent CT21 5DN

Proposal Erection of a first floor side extension with external staircase, terracing of rear garden, installation of French doors, replacement of existing windows, replace existing roof east of kitchen with glass roof & internal alterations.

ASSESSMENT

Performance data:-

Date application valid: 31.05.19

Applicable 8/13/16 week target date: 26.07.19

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA) ? No

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? No

SITE VISIT

A visit to the application site has been carried out. The key features noted are set out within the report.

SITE

The application relates to a two-storey detached dwellinghouse in the settlement boundary of Hythe. The property has a brick faade with integral garage, curved bay window at ground floor level with balcony above and a clay-tiled pitched roof with chimney structures. The existing single-storey integral garage has a pitched roof at first floor level. The property is situated immediately to the west of the grounds of St Leonards Church, A Grade I Listed Building. The application building lies within the Hythe Conservation Area, and is identified as a building of local merit. The site is also located in an Area of Special Character designated in the Local Plan Review and an Area of Archaeological Potential.

Oak Walk is surrounded by two-storey dwellings to the south and west. The street scene has a mixture of materials including render, brick and white-painted timber boarding. There are a number of listed buildings within the wider area including the Vicarage and Avenue Cottage to the south-east.

RELEVANT HISTORY

None.

PROPOSAL

Planning permission is sought for the erection of a first-floor extension over the existing garage to form additional living accommodation. The structure would have a white-painted timber board finish, with plain clay tile pitched roof to match the main house. It would have a bay-window feature to reflect the existing bay on the main faade. The extension would have a total height of 4.2m and would project beyond the existing front building line of the garage by

approximately 1.1m. The proposal also includes the installation of an external staircase leading to the new extension.

The proposal involves excavation work to the rear garden to form a stepped terrace and the installation of French doors to the northern elevation. Revised windows and doors are proposed throughout the building, along with the replacement of existing polycarbonate roof to the east with a glass pitched roof to form a single-storey conservatory/store room that would project up to the side boundary. The proposed windows would be galvanised steel or thin section aluminium 'crittal' style. The rear chimney structure would be removed as part of the development.

CONSULTATION RESPONSES

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

Hythe Town Council
No objection.

REPRESENTATIONS

One (1) letter of representation has been received raising the following points:

- The proposed plans are not in keeping with the house or wider area
- Wood cladding to the front of the extension does not reflect other properties in the Conservation Area
- The bay window will look disproportionate and unattractive
- The external staircase may encourage future owners to use the property for paying guests
- Traffic implications
- The proposal would involve heavy pruning of Holm Oak tree

PUBLICITY

Neighbours notified by letter. Expiry date 05.07.19
Site notice displayed. Expiry date N/A
Advertised in press. Expiry date 18.07.19

RELEVANT POLICIES

Local Plan Review Saved Policies: SD1, HO13, BE1, BE4, BE8, BE12, TR12

Core Strategy Local Plan: DSD

Places and Policies Local Plan Submission Draft: HB1, HB8, HB9, T2, HE1, 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.

NPPF: Paragraphs 12, 124, 127, 192, 197

APPRAISAL

The main considerations of the application relate to the design and appearance of the extensions, the impact on the Conservation Area, Area of Special Character and nearby Listed Buildings, impact on neighbouring amenity and transport issues.

Design and visual appearance

Emerging policy HB8 of the Places and Policies Local Plan (PPLP) states that alterations and extensions to existing buildings should reflect the scale, proportions, materials, roof line and detailing of the original building and not have a detrimental impact on the street scene, either by themselves or cumulatively. To maintain the visual quality of the street, the extension should respect the building line to all streets onto which the property faces, it should be subordinate to the property, it should be of materials that complement those of the existing building and the fenestration should complement the proportions and alignment of fenestration in the existing building.

Policy BE4 of the Local Plan Review (LPR) states that the Local Planning Authority will require the height, scale, form and materials of new development, including alterations or extensions to existing buildings, to respect the character of Conservation Areas and will seek to retain building lines, materials, features and details of unlisted buildings or structures which preserve or enhance the character or appearance of Conservation Areas.

Policy BE12 states that further development within Areas of Special Character will not be granted if the development will harm the existing character of that area, by reason of either a loss of existing vegetation, especially in relation to important skylines; or a greater visual impact of buildings.

The proposed first floor extension would have a total height of 4.2m and would extend beyond the existing front building line of the garage by 1.1m. It would have a white painted timber-clad finish with a pitched roof form and balcony.

The extension would project slightly forward of the existing two storey facade, however it would mirror the footprint of the garage below and it is therefore considered to have a subservient appearance in relation to the host building. The extension would have a pitched roof form which would be reflective of the existing house. The lower eaves of the extension would appear somewhat awkward when viewed from the east and south as they would not align with the eaves of the main house. However it is acknowledged that the eaves height is determined by the side projection of the existing garage and there is evidence of similar roof arrangements within the surrounding area. Moreover this elevation is somewhat obscured from Oak Walk by the tree located in the south eastern corner. The extension would be white-painted timber-clad, which is not an existing material of the building. However, there are

examples of white-painted timber-clad buildings in the immediate street scene which form part of the unique character of the Conservation Area and this detailing is considered to have an acceptable impact on the visual amenity of the area. For these reasons, the design of the proposed extension would complement the existing house and would result in an acceptable impact on the wider Conservation Area and Area of Special Character, in accordance with policies BE4, BE8 and BE12 of the LPR.

The application proposes the installation of an external staircase to serve the new bedroom in the extension. Given that this room has the potential to be used as a separate annexe, policy HO13 of the SDLPR requires proposed annexe accommodation to meet the following criteria:

- o The extension should normally be attached to the existing dwelling and have access from within the existing dwellinghouse.
- o It would be capable of reverting to part of the main dwelling when the need for the annexe has ceased.
- o It would be used only for purposes ancillary to the occupation of the existing dwelling and not as a separate dwelling
- o The proposal is not detrimental to the amenities of adjoining properties or locality.

Emerging policy HB9 also requires annexes to be designed sensitively to complement the existing dwelling and is clearly ancillary in scale and visually subordinate to it in design and massing and respects the dwelling's character and does not result in unacceptable harm to the heritage assets.

The proposed extension is acceptable in terms of its scale and massing. The floor plans show the proposed bedroom and en-suite to have an internal door leading into the hallway of the host dwelling along with the proposed external access. Due to this arrangement of a bedroom and bathroom only, it is considered if it were to be utilised as an annexe for a dependent, it would be able to revert back to part of the main dwelling when the need for the annexe ceases. The unit is clearly dependent on the main house for kitchen and lounge facilities. Due to there being an existing balcony located to the southern elevation of the dwelling, the provision of an additional balcony to the proposed extension is considered acceptable.

The application form states that the proposal involves the replacement of existing polycarbonate roof on the eastern elevation, with a pitched roof glass roof serving a conservatory/store room. The existence of a side extension on the property as existing is in question, as this structure does not appear to be shown on the existing plans submitted with the application. Notwithstanding this issue, the proposed glass roof would result in a single-storey structure which extends up to the side boundary, with a total height of approximately 3.4m, an eaves height of 2.4m and a total width of 1.4m. The width of the extension would be minimal in relation to the main house and its set back from the front building line would ensure visual subservience. The fully-glazed roof form would not reflect the existing roof, however given its subservient appearance as a single-storey conservatory the contemporary material finish is considered to have an acceptable impact on the overall character of the building.

The application seeks to alter the fenestration on the eastern side elevation by amending the size of the openings to allow for the installation of the glass roof over the conservatory. This is considered acceptable in principle as these openings would not be readily visible from public views and would appear proportionate. Similarly, the installation of new French doors on the rear elevation would have an acceptable impact on the overall character of the building. The

replacement of all windows within the property with Crittal or similar steel frame windows is supported.

The proposal seeks to excavate the rear garden, which has a sloping topography, to form a stepped terrace. This would not be visible from public views and would not significantly alter the character of the building or wider plot.

Amenities of neighbouring occupiers

The application site is located on a corner plot adjoining the grounds of St Leonards Church. It is separated from nearby residential properties to the south and west by the public highway. Given the separation distance, it is considered that the extension would not result in any overshadowing or sense of enclosure to neighbouring properties. The introduction of additional windows on the front elevation would not result in a level of overlooking dissimilar to the existing arrangement. For these reasons the development is considered to have an acceptable impact on the amenity of neighbouring properties in accordance with policy BE8 of the LPR.

Parking and highways

The existing parking arrangement on the site would remain unchanged as a result of the proposal. One off-street parking space would be available in the existing garage, with on-street parking available in the vicinity of the building. It is considered that the additional bedroom facilitated through the proposed extension would not result in a significant uplift in vehicular movements or car parking on site that would cause harm to the wider transport network.

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:

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

Name: D Wilkins Position: Planning Officer Date: 12/08/2019

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

Name: D Campbell Position: DM Team Leader Date: 16.08.19