

DELEGATED REPORT

APPLICATION NUMBER : 20/0166/FH
PROPOSAL : Erection of a rear extension following demolition of conservatory. Conversion of garage to habitable room.
LOCATION OF SITE : 79 Heron Forstal Avenue, Hawkinge
APPLICATION TYPE : Householder application
CASE OFFICER : Katy Claw
DECISION : Approved with conditions

Officer Checklist	
Relevant Planning History:	None in sole relation to the dwelling but the estate was constructed in the 1990's, under 94/0833/SH.
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	No Objection	No Comment Rec'd
Parish Council				✓

Publicity:	Neighbours notified by letter.	Expiry date:	07.04.2020
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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):	SD1 – Sustainable development BE1 - Standards expected for new development in terms of layout, design, materials etc. BE8 - Criteria for considering extensions to dwellings. TR12 - Vehicle parking standards. CO4 - Special Landscape Areas.

Shepway Core Strategy Local Plan (2013):	DSD - Delivering sustainable development. SS3 - Place-shaping and sustainable settlements strategy. CSD4 - Green infrastructure of natural networks, open spaces and recreation.
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:	Within the settlement boundary AONB SLA

Assessment of Impact	Acceptable / Not applicable	Comments
Residential Amenity	Acceptable	The proposed extension replaces an existing conservatory of similar proportions, albeit in a different position upon the rear elevation. The nearest neighbouring property affected by the proposal would be 77 Heron Forstal Avenue. The proposed block plan shows the rear extension in relation to the neighbour and shows that the extension would be closer to the side boundary than the current. The extension would be single storey with a monopitch roof, a space separation between the

		development and the neighbouring boundary would be retained and this would help to reduce any sense of overbearing. In addition the application site is to the north of the neighbour and as such the extension would not cause any significant overshadowing due to the sun's orientation. Overall the extension is acceptable with regards to neighbouring amenity for the reasons above. The garage conversion would have a neutral impact upon neighbouring amenity.
Design / Materials	Acceptable	The extension would appear more in keeping with the main dwelling than the current white and glass conservatory. The design is standard and the pitched roof design would help to reduce the bulk of the addition. The fenestration and matching brickwork to the front garage area is vital to ensure that the works do not detract from the host building.
Streetscene / Character of Area	Acceptable	The property is situated on a corner plot and as such the side / rear elevation is partially visible from the street, albeit partially obstructed by a brick wall. The monopitch roof with its matching roof tiles would appear more sympathetic in the street than the current conservatory roof and no objections are raised. Saved policy CO4 seeks to protect or enhance the Local Landscape Area, in addition policy CSD4 of the Core Strategy seeks to protect the AONB. This proposal is considered small in scale when compared to the urban development that surrounds it. It is considered that the impact on the SLA and wider AONB will be minimal given the urban and densely populated

		surroundings and therefore no objections are raised with regards to these policies.
Parking & Access	Acceptable	The garage space would be subject to condition under the original outline planning permission to be retained as such. Parking strategy and guidance has changed since the early 90's and garage spaces no longer generally count towards parking provision as they are seldom used for the parking of vehicles. Having visited the site it is noted that the off-street hard standing area can accommodate 2 vehicles, in line with emerging policy T2 and KCC IGN3. As such no objections are raised to the loss of the garage space.
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.
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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:	Katy Claw	Date: 01.05.2020
Checked by:	N/A	Date: