

Officer Report

Application No.	20/0071/FH
Site Address	20 EASTBRIDGE ROAD, DYMCHURCH, ROMNEY MARSH, TN29 0PF
Officer Name	Robert Davis
Proposal	Erection of a single storey rear extension and provision of additional rooms in roof space.

Recommendation

Report Number	RD-421841
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	11 June 2020

Report

Performance data:-

Date application valid: 14.01.20

Applicable 8week target date: 10.03.20

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA) ? Yes

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 by Officers of the Council. The key features noted are set out within the report.

SITE

The application site relates to a detached bungalow located within ribbon development, predominately of bungalows, along the eastern side of Eastbridge Road. It is situated to the north east of Dymchurch and is just outside the settlement boundary defined in the Local Plan. It has a front and rear aspect over open fields. The neighbouring dwelling at 19 Eastbridge Road, located to the south east, and set deeper within the plot, has a two storey rear extension with first floor contained within the roof space permitted by the planning permission reference Y11/0218/SH

RELEVANT HISTORY

There is no relevant planning history.

PROPOSAL

Planning permission is sought for the erection of a two-storey rear extension with the first floor accommodation contained within the roof space. It would have a depth of 4.5m and would involve a continuation of the existing eaves and ridge line of the existing dwelling and present a gabled rear elevation. There would have a 1.2m wide window within the south east facing side elevation and

two rooflights within the north western facing roof pitch. All other windows and door openings would be contained within the rear elevation. The external facing materials would match those of the existing dwelling.

CONSULTATION RESPONSES

None received

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REPRESENTATIONS

None received.

PUBLICITY

Neighbours notified by letter. Expiry date 10th March 2020.

RELEVANT POLICIES

Local Plan Review Saved Policies: SD1, BE1, BE8, U1, TR11, TR12

Core Strategy Local Plan: DSD, SS1, SS3

Places and Policies Local Plan Submission Draft: HB1, HB3, HB8, T2, T5

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, SS3

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.

APPRAISAL

Design and visual appearance

Policies BE8 of the Local Plan Review and policy HB8 of the emerging People and Places Local Plan require alterations to existing dwellings should reflect the scale, proportions, materials, roofline and detailing of the original building and not have a detrimental impact on the streetscene.

The proposal is a relatively modest 4.5m extension to the rear of the dwelling and would be no higher than the existing roof height and would not project beyond the side elevations of the original dwelling. The design and materials would respect the original dwelling. In addition a similar form of development has occurred to the rear of the neighbouring dwelling and, as this was considered acceptable to the Council, has established a precedent for such an extension.

The proposal represents an addition to the rear of the dwelling and, being only partly visible, would not have any significant impact on the prevailing streetscene.

The development is considered to accord with the requirements of policies BE8 and HB8.

Amenities of neighbouring occupiers

The neighbouring dwelling at 19 Eastbridge Road features rear development of similar design and form to that which is proposed. As this dwelling is set deeper into the plot the proposed extension would project lesser to the rear than that property. The other neighbouring property at 21 Eastbridge Road enjoys a good degree of separation, by virtue of its side garden, to the application plot. As such the extension would not project beyond a 45° line, as drawn from the nearest neighbouring windows, and would not lead to overshadowing or have an overbearing impact. The provision of a side window at ground floor level would not have an adverse impact on the immediate neighbour through overlooking and/or loss of privacy. The two rooflights within the side pitch would have any views directed towards the side garden of 21 Eastbridge Road and not towards the rear of the dwelling where a greater degree of privacy would be required. This, together with position of the neighbouring dwelling and the degree of separation would ensure that these modestly sized rooflights would not have an adverse impact on privacy.

Parking and highways

The front of the plot currently features a driveway allowing parking provision for two vehicles clear. As the development would be to the rear of the dwelling there would be no infringement of this parking provision. The development would increase the level of living accommodation at the dwelling but this, in itself, would not require any additional parking provision at the dwelling.

Other matters

The site is located within Romney Marsh and identified by the Environment Agency as being within an area at risk of flooding.(Zone 2). The proposal represents a householder development for which the Agency's Standing Advice requires that floor levels be no lower than existing floor levels. The proposal would be in accordance with this advice.

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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 and the previous planning consent, 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: Robert Davis Position: Senior Planning Officer Date: 11/06/2020

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

Name: D Campbell Position: DM Team Leader Date: 12.06.20

Recommended Conditions (3)

1

The development must be begun within three years of the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

2

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the drawing numbers RM1, RM2, RM3, RM4 and RM5.

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of saved policy SD1 of the Local Plan Review.

3

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwelling unless alternative materials are approved in writing by the local planning authority.

Reason:

To ensure that the external appearance of the works when completed do not detract from the appearance of the building or the appearance of the area generally