

OFFICERS REPORT

Application No: Y18/0852/FH
Location: 2A Albert Road Hythe Kent CT21 6BP
Proposal Erection of a two storey side extension along with associated alterations

ASSESSMENT

Performance data:-

Date application valid: 28.06.2018

Applicable 8/13/16 week target date: 23.08.2018

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

If Yes, revised 8/13/16 week target date:

Is the application being determined after 26 weeks without a PPA or a PEA? N

SITE VISIT

Carried out site visit on 20.08.2018

The site and proposals were assessed from on site and the key features noted as set out in the report:

SITE

The application site is located within the settlement of Hythe, on Albert Road which is a residential road consisting of a mixture of terraced dwellings on one side of the road and several blocks of flats located to the other side of the road. The application property is a detached, pitched roofed, two storey dwelling situated towards the far end of the road which leads towards Windmill Street.

The dwelling has been constructed with brickwork and has been rendered white on the lower half of the dwelling.

HISTORY

Y11/0796/SH Continued use of the existing two storey building as a dwelling. Approved with conditions

PROPOSAL

This application seeks planning permission for the erection of a two storey side extension. The proposed extension would extend from the main roof of the existing dwelling and would retain the same width. It is proposed to extend from the existing side elevation by approximately 3 metres and includes the installation of ground floor windows to the front and side of the extension, doors to the rear elevation and a windows at first floor level to the front, side and rear elevations of the proposed extension. The roof of the extension is proposed to be finished in tiles to match the existing roof, and is proposed to be finished in smooth cement sand painted render at ground floor level and Marley Eternit Cedral weatherboarding in a light pastel colour at first floor level.

CONSULTATION RESPONSES

Hythe Town Council - no objection

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry 23.07.2018

RELEVANT POLICIES

Shepway District Local Plan Review saved policies: SD1 BE1 BE8

Shepway Core Strategy Local Plan: DSD

National Planning Policy Framework

National Planning Policy Guidance

APPRAISAL

The main issues to be considered are design and visual impact and the impact on amenities of the neighbouring properties.

Design and visual impact

Policy BE1 requires development to accord with existing development in the locality and Policy BE8 requires alterations and extensions to existing buildings to reflect the scale, proportions, materials, roof line and detailing of the original building. Whilst it is acknowledged that the proposed extension would not serve as a subservient addition to the host dwelling, it is considered that the continuation of the ridge line and eaves to create a two storey extension would retain the symmetrical and balanced appearance of the host dwelling, allowing the extension to read as one with the dwelling from within the streetscene. The extension would be approximately 3 metres in width which is considered to be an appropriate size for the plot. Furthermore it is considered that the introduction of additional windows within the property, along with moving the front door to a more central place on the front elevation would create balanced and symmetrical additions to the host dwelling, somewhat improve the appearance of the existing property.

Policy BE8(b) further states that side extensions may be added to detached dwellings where space is available; care should be taken to avoid creating a terracing effect which could result by extending up to the boundary; a minimum distance of 1 metre should be maintained from the boundary and any part of the extension above single storey level including the roof. The proposed extension at its closest point from the boundary would still retain a separation distance of approximately 1.3 metres. Due to the angle of the existing boundary fence, the extension would be approximately 2.45 metres away at its furthest point. Due to this it is considered that the proposal would not result in a terracing effect in this instance and as such would be acceptable.

With regards to proposed materials, the roof tiles and windows would match the existing materials used. With regard to the proposed rendering, this would replace the existing render to all elevations at ground floor level which is considered would not significantly alter the character of the host dwelling. The proposal includes the cladding at first floor level of the whole dwelling. The property is a stand-alone dwelling with no other dwellings facing Albert Road in close proximity. Due to this it is considered that the introduction of cladding to the dwelling at first floor level would not have a significant or detrimental visual impact upon both the character of the host dwelling or the character of the wider streetscene. As such in this instance the proposed materials are considered to be acceptable.

From looking at the submitted block plan, one tree situated in the garden to the side of the host dwelling would need to be removed in order to accommodate the proposed extension. It

is considered that this would be acceptable in this instance, particularly as there is a lot of foliage in this location which would remain.

Amenities of neighbouring occupants

Policy BE8 seeks to protect the amenity of neighbouring occupants, and states that undue loss of privacy through overlooking windows should be avoided. It is considered that the introduction of the additional x2 windows to the front elevation, due to being located at the same height as the existing front windows would be an acceptable addition to the host dwelling which would not significantly impact upon the adjacent neighbouring occupants. The existing situation sees x2 first floor windows on the North elevation - the proposed extension would not include any windows to this elevation which is considered acceptable. With regards to the proposed first floor window to the rear, due to this being at the same level as the existing first floor rear window, and there being an approximate separation distance of 12.5 metres from the closet adjacent property, No. 23 St Leonards Road, it is considered that this would be no worse than the current situation in terms of overlooking and as such would be acceptable.

Due to the positioning of the dwelling, separated on Albert Road from other residential development in close proximity, and being situated to the rear of properties fronting St Leonards Road, it is considered that the extension would not give rise to significant or detrimental overshadowing to the neighbouring properties.

As such it is considered that there is sufficient space on site to accommodate the proposed extension which would not give rise to a significantly adverse impact upon the neighbouring occupants.

Parking and highways

The proposed development would not result in any additional bedrooms within the property, nor would it alter the existing parking or access arrangements on site. As such, the proposal is considered to have no impact on parking or highways.

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.

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.

Case Officer: I.Hills

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

Name: I.Hills Position: Trainee Planning Officer Date: 21.08.2018

Report and draft decision notice amended (if appropriate)

Name: _____ Position: _____ Date: _____

Senior Officer

Report not agreed. Details of further work required as follows:

Name: Position: Date:

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

Name: D.Campbell Position: DM Team Leader Date: 22.08.18