

OFFICERS REPORT

Application No: Y18/0886/FH
Location: 19 Dymchurch Road St Marys Bay Romney Marsh Kent TN29 0ET
Proposal Erection of a single storey conservatory to rear following the removal of the existing conservatory.

ASSESSMENT

Performance data:-

Date application valid: 11.07.2018

Applicable 8/13/16 week target date: 05.09.2018

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 20.07.2018

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 St Marys in the Marsh located along Dymchurch Road. This area of Dymchurch Road is characterised by a linear development of dwellings on the left-hand side of the road. The application property is a detached chalet bungalow, with dormer windows to the front and rear accommodating living accommodation within the roof space. The dwelling has a driveway to the front of the property providing off street parking and the dwelling itself has been finished in pebbledash, plain roof tiles and white uPVC fenestration throughout.

The application site is situated within Flood Zones 2 & 3 as identified by the Environment Agency

HISTORY

Y17/0730/SH - Erection of roof extensions to connect existing dormer windows on front and rear elevations. Refused

Y18/0470/SH Erection of front dormer extensions (re-submission of Y17/0730/SH). Approved with conditions

PROPOSAL

This application seeks planning permission for a single storey rear and side conservatory following the removal of the existing single storey conservatory. The new conservatory would essentially 'infill' the existing stepped elevation and is proposed to have a glazed roof, with a low level brick wall and timber fenestration. The conservatory would be approximately 7.7 metres in width, would extend from the existing rear wall by approximately 3.4 metres and would have an approximate height of 3 metres.

CONSULTATION RESPONSES

St Mary in the Marsh Parish Council - no objection, subject to neighbour's views being taken into consideration

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry 06.08.2018

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 BE8 states that extensions to existing buildings should reflect the scale, proportions, materials, roof line and detailing of the original building. The proposed conservatory would have a lower ridge and eaves height than that of the main roof and would extend from the existing stepped rear elevation. Due to this, the proposed conservatory is considered to be a subservient addition to the host dwelling which would not significantly or detrimentally alter its scale or proportions.

With regard to proposed materials, these are considered to be typical materials used for the construction of conservatories and as such are considered to be appropriate and acceptable in this instance.

Policy BE8 also states that extensions to existing buildings should not have a detrimental impact upon the streetscene. The proposed conservatory would be located to the rear elevation of the host dwelling and as such is considered would be obscured from the road by the main dwelling. Therefore it is considered that the proposal would not have a significant or detrimental impact upon the streetscene.

Flooding

The location of the site lies within Flood Zones 2 and 3 as identified by the Environment Agency. Since the application is for a household extension, it is not a statutory requirement to consult the Environment Agency in this case. However, as per the Government's standing advice regarding flood risk, confirmation was needed regarding the finished floor levels of the new extension and the estimated flood level.

An email from the applicant dated 16.07.2018 confirmed that the finished floor levels in the proposed conservatory would be no lower than the finished floor levels throughout the existing dwelling. This therefore complies with the government requirements and no further flood resistance measures need to be completed.

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. The proposed conservatory

would be single storey and is therefore not considered to result in significant overlooking to the neighbouring property.

In terms of potential overshadowing and an overbearing impact, due to the he proposed conservatory being situated away from 18 Dymchurch Road and with the existing garage located to the side being proposed to remain it is considered that the proposal would not impact upon this neighbour. The conservatory would however extend rearwards on the side closest to 20 Dymchurch Road. It is noted that the proposal would project approximately 0.8 metres further rearwards than the existing conservatory, however it would not extend to the side any further than the existing side elevation of the dwelling - therefore the approximate separation distance of 4.1 metres between these properties would be retained. Due to this, and the conservatory being 2.4 metres in height with the roof sloping away from 20 Dymchurch Road, it is considered that the proposal would not have a significant impact upon the amenities of no. 20 Dymchurch Road.

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: 16.08.2018

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: 20.08.18