

OFFICERS REPORT

Application No: Y18/1273/FH

Location: Ingles Church Road New Romney Kent TN28 8EY

Proposal Erection of a pitched and hipped roof over the existing flat roofed porch structure

ASSESSMENT

Performance data:-

Date application valid: 05.10.18

Applicable 8 week target date: 30.11.18

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

If Yes, revised 8 week target date: N/A

Is the application being determined after 26 weeks without a PPA or a PEA? No

SITE VISIT

Carried out site visit on 26.10.18.

The site and proposals were assessed from the public highway and the following key features were noted as set out in the report below.

SITE

The application site is located within the settlement boundary of New Romney and an area of archaeological potential. The main building of the site is a residential bungalow with pitched and hipped roof forms and a flat-roofed front porch. In terms of materials, the bungalow is finished with facing brickwork and a tiled roof.

HISTORY

There is no relevant planning history in relation to this application.

PROPOSAL

Erection of a pitched and hipped roof over the existing flat roofed porch structure - The proposed roof would be tiled to match the existing roof of the bungalow, the eaves line would be retained and the new ridge would meet an existing ridge of the main roof. It is noted that the footprint of the building would remain unchanged.

CONSULTATION RESPONSES

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

New Romney Town Council were consulted and raised no objection.

KCC Archaeology were consulted and recommended that in this instance no archaeological measures are required.

REPRESENTATIONS

None received.

PUBLICITY

Neighbours notified by letter. Expiry date 05.11.18

RELEVANT POLICIES

Shepway District Local Plan Review: SD1, BE1 and BE8

PPLP submission draft: HB8

Shepway Core Strategy Local Plan: DSD

NPPG

NPPF

APPRAISAL

The main considerations in the determination of this application are design and visual appearance, impact on the amenities of neighbouring occupiers and parking and highways.

DESIGN AND VISUAL APPEARANCE

As referenced above, the proposal comprises of a new hipped and pitched roof form which would closely mirror the roof line and form of the existing main roof of the house, with eaves line retained and a ridge line to match an existing ridge of the main roof. In terms of materials, it is noted that the proposal includes tiles to match the existing pitched and hipped roof forms of the main house and on this basis the choice of materials is considered to be acceptable. As a result, it is considered that the proposed new roof form reflects the scale, proportions, materials, roof line and detailing of the original house, and is therefore in accordance with saved policy BE8 in relation to design and emerging policy HB8. Overall, as the predominant roof forms of the site and surrounding area are pitched, it is considered that the proposed hipped and pitched roof would constitute an improvement with regard to design and visual impact in relation to the character and appearance of the house and the streetscene when compared with the existing flat-roof. On this basis, the proposal is considered to be acceptable with regard to design and visual appearance.

AMENITIES OF NEIGHBOURING OCCUPIERS

Given the relative location of the proposed new roof, it is considered that this would be of principal concern to the occupiers of the neighbouring property, Linden Lea. It is noted that the hipped and pitched roof proposed above the level of the existing flat-roof would slope away from the common boundary shared by the two properties. In addition, the existing separation distance would be retained and it is noted that any additional overbearing impact would fall towards the pitched roof of the neighbouring side garage, which does not include any openings. The proposal is therefore considered to be acceptable with regard to overbearing/enclosing presence. The proposed new roof does not include any openings and therefore the proposal is considered to be neutral, and therefore acceptable, with regard to overlooking. With regard to overshadowing, given the relative location and orientation of the site, it is considered that any additional shadow cast would not be significant and would fall predominantly within the application site itself. The proposal is therefore considered to be acceptable with regard to overshadowing impact.

On this basis, the proposal is considered to be acceptable with regard to impact on the amenities of neighbouring occupiers.

PARKING AND HIGHWAYS

The proposal would not increase the parking requirement of the site or alter existing parking arrangements. On this basis, the proposal is considered to be neutral and acceptable with regard to parking and the associated issue of highway safety.

OTHER ISSUES

As referenced above, the site falls within an area of archaeological potential. KCC Archaeology were consulted and advised that no further measures are required in this instance given the location and nature of the proposal. On this basis, the proposal is considered to be acceptable with regard to archaeology.

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: Alex Kalorkoti

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

Name: Alex Kalorkoti Position: Graduate Planning Officer Date: 26.11.18

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: Robert Allan Position: Development Management Team Leader Date:
29/11/18