

OFFICERS REPORT

Application No: Y18/1253/FH

Location: Otterpool Cottage Otterpool Lane Lympe Hythe Kent CT21 4LP

Proposal Erection of a single storey side (north) extension and erection of a single storey front (east) extension.

ASSESSMENT

Performance data:-

Date application valid: 02.10.2018

Applicable 8/13/16 week target date: 27.11.2018

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

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

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

SITE VISIT

Carried out site visit on 19.10.2018

The site and proposals were assessed from the public highway and from within the site. Key features are noted in the assessment.

SITE

The application site is a long, single storey building located within the curtilage of Bellevue House (which is a Grade II Listed Building). The building is constructed mainly of ragstone with a hipped Kent peg tile roof and has now been converted into a dwelling.

The property sits adjacent to, and is visible from, Otterpool Lane. A handful of stone steps lead up to a front door from Otterpool Lane but the main elevation has now become from within the grounds of the site itself, on the eastern elevation and is accessed via the communal parking area that served the property and other building within the historic cluster.

The site has a small front garden and larger side garden which are separated from the wider site by a fence and hedgerow.

The site is located outside of any settlement boundary but within an Area of Archaeological Potential.

HISTORY

88/0225/SH - conversion of annexe to granny annexe.

Approved with conditions

90/0235/SH - Application for non-compliance with condition 2 of 88/0225/SH to enable use of annexe as separate dwelling.

Approved with conditions

PROPOSAL

This application seeks planning permission for the erection of a single storey side (north) extension to form a 'garden room'. The extension would extend the full width of the dwelling (approximately 5m) and would extend approximately 5.9m into the side garden area.

It would be approximately 5.8m to the ridge. It would be constructed of red facing brick with feature ragstone panels and have a hipped Kent peg tile roof with double doors on the northern elevation and windows on the eastern elevation. The proposed fenestration would consist of timber / timber effect uPVC.

The works here would also involve the demolition of the ragstone end wall and chimney.

The application also proposes the erection of a single storey front (east) extension. The extension would measure approximately 4.1m in width by 191m in length and would provide an extension to the bathroom and entrance porch.

The extension would be constructed of red facing brick with Kent peg tiles to the slopes of the roof and clay tile hanging to the gable end. The works would involve the loss of the brick and ragstone wall in this location.

The existing white uPVC window in the bathroom would be reused.

CONSULTATION RESPONSES

Lymne Parish Council offered no objections

KCC Archaeology have requested that an archaeological watching brief condition be attached to any permission granted due to the potential archaeological remains at the site.

REPRESENTATIONS

None received

PUBLICITY

Neighbour letters. Expiry date 01.11.2018

Site notice displayed. Expiry date 09.11.2018

Advertised in press. Expiry date 15.11.2018

RELEVANT POLICIES

Shepway District Local Plan Review (SDLPR): SD1, BE1, BE5, BE8

The following policies of the Places and Policies Local Plan Submission Draft apply: HB1, HB8, HE1

NPPF: Paragraph 12, 189, 190, 192, 193, 194, 196

NPPG

The Submission draft of the PPLP (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.

APPRAISAL

Policy

Saved local plan policy BE1 and BE8 refer to the built environment with BE8 specifically relating to alterations and extension to existing buildings. Development should reflect the scale, proportions, materials, roof line and detailing of the original building.

Saved local plan policy BE5 refers specifically to Listed Buildings and point e) says that the District Planning Authority will refuse applications which would adversely affect the setting or character of a listed building.

North extension

The proposed north extension would be visible from Otterpool Lane that runs parallel to the application site.

The proposed north facing garden room has been designed so as to have a ridge height lower than that of the main dwelling, this would give the extension a subservient appearance and ensure that the works would read as an extension to the curtilage listed building. The main visible element of the extension as seen from a public place would be the roof which is proposed to be finished in matching Kent peg tiles. In terms of visual impact it is considered that the extension is acceptable and would not adversely impact upon the surrounding area.

The principle of an extension in this location appears to be acceptable and the hipped roof design is sympathetic to the host building, however there are issues with regards to the impact the extension would have upon the host building itself.

The total loss of the ragstone wall and fireplace at this end of the listed building (to be replaced with a very thin partition wall and internal window) is not acceptable.

The design of the ragstone panels is very sub-urban and it would be favourable to see the whole wall above cill level built in ragstone with only a brick dressing adjacent to the windows.

The proposed fenestration position is ok in principle but the arrangements of the casements is not acceptable and should omit the full-length side lights to the French doors.

Further, the use of uPVC (even woodgrain effect) is not acceptable at any point in a listed building. The fenestration should be white painted soft wood or oak.

Saved local plan policy BE5 refers specifically to Listed Buildings and point e) says that the District Planning Authority will refuse applications which would adversely affect the setting or character of a listed building.

Point i) of this policy says that the LPA will refuse applications which would entail use of replacement windows and doors in uPVC.

East extension

The east extension would not be highly visible from a public place due to another outbuilding in close proximity to the south and the fairly narrow access point to the site, both of which would help to obscure the extension from views on approach along Otterpool Lane.

Overall design of the proposed extension is acceptable, with the tile hung gable end adding a feature in the way that a hipped extension would not. Whilst the extension itself appears ok in design, the impact upon the listed building is not acceptable as the existing external wall is proposed to be removed in this location and it is made of ragstone. Its loss is not acceptable.

Further and as above, the use of the existing uPVC window is not acceptable in a Listed Building and any new window should be white painted soft wood or oak.

Conclusion

It is considered that the siting and design of the extensions themselves is acceptable in principle, however the resultant impact upon the curtilage listed building by use of poor materials and damage/removal to the historic fabric of the main building is not acceptable and planning permission should be refused.

Amenities of neighbouring occupiers

There are no nearby neighbours that would be affected by this proposal.

Parking and highways

There is adequate off-street parking provision and the proposal does not include any additional bedrooms, therefore parking provision is not impacted by this development.

RECOMMENDATION

In light of the above, it is considered that planning permission should be refused.

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:

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

Name: Katy Claw Position: Planning Officer Date: 26.11.2018

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: Robert Allan Position: Development Management Team Leader
Date: 21/12/18