

OFFICERS REPORT

Application No: Y16/0670/SH
Location: 140 Seabrook Road Hythe Kent CT21 5QN
Proposal Erection of a single storey rear extension together with installation of 2 No. front dormer windows.

ASSESSMENT

Performance data:-

Date application valid: 02.09.2016

Applicable 8/13/16 week target date: 28.10.2016

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 17.11.2015

The site and proposals were assessed from the public highway at the front of the property and from the public tow path to the rear of the site. The following key features were noted:

SITE

The application site is located within the Hythe settlement boundary, in an area of archaeological potential and within flood zones 2 & 3 as depicted on the Environment Agency's Flood Risk maps; however it is outside of an area at risk of flooding as shown on the Council's SFRA 2015.

The property itself is a single storey detached family dwelling with large pitched roof and it fronts Seabrook Road which is the main A259 coastal road through the district. The property is set back and is at a lower level to the main road with a double entry 'U' shape driveway and front amenity area with shrubs, hedging and a low stone wall which obscures some views of the site from the main road. To the rear of the property is a substantial garden which backs on to the tow path of the Hythe Royal Military Canal (a scheduled ancient monument).

The property is finished in red brick with a plain tile roof and brown upvc windows and doors.

HISTORY

Y15/1043/SH - Alterations and extensions to include a loft conversion with front and rear dormer windows and rear balcony at first floor. Approved with conditions

PROPOSAL

This application seeks planning permission for a single storey, pitched roof rear to allow for the creation of additional living accommodation to be used in connection with the main dwelling. The extension measures approximately 7m in length, 5.6m in width and 5.4m in height with an eaves height level of 2.2m and will be finished in matching materials.

The application also includes the installation of two front dormer windows. It is understood that these dormers are proposed to add a feature to the front elevation and does not include the use of the room in the roof as living accommodation and so no proposed roof floor plans have been submitted with the application.

The application has been subject to amended plans and this decision is based upon drawing number DS/1913/3b received 02.09.2016.

CONSULTATION RESPONSES

Hythe Town Council offered no objection.

KCC Archaeology confirmed that no measures are required.

REPRESENTATIONS

None received.

PUBLICITY

Neighbours notified by letter. Expiry date 11.07.2016

RELEVANT POLICIES

Shepway District Local Plan Review: SD1, BE1, BE8

Shepway Core Strategy Local Plan: DSD, SS3

NPPF: Paragraph 12

NPPG

APPRAISAL

Design and visual appearance

The front dormer windows will be visible from Seabrook Road. The roof of the property is set at a lower level to the main road and front dormer windows are not an un-common feature along this stretch of the road and so it is considered that the proposal will not appear incongruous in the streetscene and no objections are raised.

The rear extension will not be visible from Seabrook Road; however the extension will be partially visible from the canal tow path which runs to the rear of the property. The proposed extension has a roof height that is approximately 1.6m lower than the roof of the main dwelling, therefore giving the extension a subservient appearance. Overall it is considered that the proposal will not have a detrimental impact upon the host building or the streetscene. The use of matching materials will ensure that the extension does not detract from the main dwelling.

Amenities of neighbouring occupiers

The neighbour to the east is number 142 Seabrook Road. This property is single storey and sits in line with the application site and the height of the roof is similar to that of the application site. The original proposal contravened the 45 degree angle quite significantly and so discussions were held with the agent that have lead to the compromise of reducing the length of the rear extension by 1m to help reduce the impact upon the neighbouring property. On balance it is considered that the amended plans sufficiently reduce the impact upon the neighbouring property in terms of loss of light, overshadowing and overbearing so as to be considered acceptable in this instance.

The neighbour to the west is number 138 Seabrook Road. This property is single storey and sits in line with the application site. It is considered that there is sufficient space separation between the application site and the neighbouring property to ensure that the proposal will not significantly adversely impact upon this neighbour with regards to loss of light, overshadowing or overbearing.

In conclusion it is considered that the proposals will not be detrimental to neighbouring amenity in terms of overlooking or overbearing to such an extent as to warrant a reason for refusal in this instance.

Parking and highways

No additional bedrooms have been proposed and so parking provision has not been considered.

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.

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.

Case Officer:

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

Name: Katy Claw Position: Planning Officer Date: 06.09.2016

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: N/A delegated decision Position: Date: