

OFFICERS REPORT

Application No: Y16/0955/SH
Location: 10 Beacon Way Lympne Hythe Kent CT21 4LJ
Proposal Erection of single storey rear extension

ASSESSMENT

Performance data:-

Date application valid: 05.09.2016
Applicable 8 week target date: 31.10.2016
Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA)? Y
If Yes, revised 8/13/16 week target date: 04.11.2016
Is the application being determined after 26 weeks without a PPA or a PEA? N

SITE VISIT

Carried out site visit on 10.10.2016
The site and proposals were assessed from the public highway and the key features noted as set out in the report:

SITE

The application site is within the settlement boundary of Lympne. The property is location on Beacon Way, a residential street characterised by detached single storey and two storey dwellings. There is an established build line along the street with area of green space along the frontage of the majority of dwellings creating an open character of the area. The application property itself is a detached brick bungalow with an attached flat roof garage. The area to the front of the dwelling has been laid with hardstanding which provides off street parking for the dwelling.

The site is identified to have archaeological potential.

HISTORY

CH/8/70/2232R - O/A Land rear of Plots 33-38 erection of 8 bungalows. Refused

CH/8/63/272 - Layout of estate and erection of 11 houses, 22 bungalows and 9 individually designed dwellings all with garages. Approved

CH/8/62/320 - O/A Layout of estate and roads. Approved

PROPOSAL

This application seeks planning permission for the erection of a single storey rear extension. External garden and driveway alterations were also included on the application form but it has

been determined that these additional works do not require planning permission and are therefore not being considered as part of the application.

Proposed materials for the extension would be red brick and brown roof tiles to match the existing dwelling. The proposed extension would include no additional windows and one set of bi-fold doors on the side (west) elevation. The proposed extension would be used to increase the living space in the dwelling and would be used as a lounge.

CONSULTATION RESPONSES

Lympne Parish Council - no objection but remain concerned about the impact of additional accommodation being constructed in the village on the already overburdened foul water system and other amenities

KCC Archaeology - no response received. Expiry 05.10.2016

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry 05.10.2016

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 dwellings should reflect the scale, proportions, materials, roof line and detailing of the original dwelling. The proposed extension would be single storey and is considered to be a subservient addition to the dwelling. As such it is not considered to significantly impact the scale or proportions of the existing dwelling. Proposed materials would be red brick and brown roof tiles, these would match the existing dwelling and are therefore considered acceptable. The proposed extension would have a pitched roof which would continue the roof line of the existing gable end roof from the front elevation. As such, it is considered that the proposed extension is in keeping with the character and appearance of the existing dwelling.

Policy BE8 also states that extensions to existing dwellings should not have a detrimental impact upon the streetscene; the proposed extension would be to the rear of the dwelling and as such would not be highly visible from the streetscene. It is therefore considered that the proposed extension would have no significant impact upon the character or appearance of the streetscene.

Amenities of neighbouring occupants

The proposed extension would be single storey and would only have one set of bi-fold doors on the west side elevation facing into the site. It is therefore considered that the proposed extension would not result in a significant increase in overlooking to neighbouring properties.

Policy BE8 states that extensions to existing buildings should not cause undue overshadowing to neighbouring properties and single storey extensions should be designed so as to fall within a 45 degree line of the centre of the nearest ground floor window of a habitable room. It is considered that the separation distance between proposed extension and the neighbouring property to the west (8 Beacon Way) are great enough to satisfy the 45 degree line to this neighbouring property. Drawing 10/BEACONWAY/009/A3 Rev A shows the 45 degree line from the edge of the proposed extension to the neighbouring property to the east (12 Beacon Way) and shows that the proposed extension does not breach the 45 degree line when measured from the neighbouring conservatory. It is therefore considered that the proposed extension would not result in significant overshadowing to neighbouring property.

Parking and highways

The provision of block paving to the front elevation as originally included within the application however email correspondence with the applicant received 31.10.2016 states that the proposed block paving would be permeable. As such, the proposed block paving is considered to be permitted development and is therefore not being considered as part of this planning application. No other alterations to the parking, access or number of bedrooms are proposed, it is therefore considered that there would be no impact on parking or highways as a result of this application.

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: B Lennon

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

Name: B Lennon Position: Planning Officer Date: 01.11.2016

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: C Dethier Position: DM Team Leader Date: 4/11/16