

OFFICERS REPORT

Application No: Y16/1027/SH
Location: 17 Palmarsh Avenue Hythe Kent CT21 6NT
Proposal Erection of a single storey rear extension and a first floor side extension.

ASSESSMENT

Performance data:-

Date application valid: 15.09.16

Applicable 8 week target date: 10.11.16

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

If Yes, revised 8 week target date: NA

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

SITE VISIT

The site visit was carried out on 27th September 2016. The site and proposals were assessed from the public domain to the front and rear of the property.

SITE

The application site is located within the Hythe settlement boundary. It is shown on the EA maps as being within flood zones 2 & 3. It is a residential area of primarily semi detached houses. The application building is a two storey semi detached dwelling with a cat slide side elevation roofslope. The building has a single storey rear projection and a workshop outbuilding in the rear garden.

HISTORY

There is no planning history for the site.

PROPOSAL

The application seeks planning permission for the erection of a single storey rear extension and a first floor side extension. The proposed rear extension would expand the existing rear projection to encompass the full width of the rear elevation forming an open plan kitchen/dining room. It would be flat roofed with a light lantern. The proposed first floor side extension would provide a bedroom and a bathroom in the form of a dormer extension with a dual pitched roof.

Planning permission is required as it is a side extension with more than one storey, and a rear extension of an attached house with a depth of over 3m.

COMMUNITY INFRASTRUCTURE LEVY

The proposal is £0 CIL rated.

CONSULTATION RESPONSES

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

Hythe Town Council has no objection to the proposal.

REPRESENTATIONS

No representation has been received in response to the publicity for the application.

PUBLICITY

Neighbours notified by letter. Expiry date 12th October 2016

RELEVANT POLICIES

Shepway District Local Plan Review saved policies: SD1, BE1, BE8

Shepway Core Strategy Local Plan: DSD

NPPF

APPRAISAL

The character of this part of Palmarsh Avenue is of semi detached dwellings with distinctive catslide roofs. However, the house design limits first floor accommodation and as such there is pressure to build out sideways to counter this. As such, the character has been diluted by many different forms of side and dormer extensions, so that the type of extension proposed by this application is quite common in the streetscene, including the next door property (No.19) which has a prominent side dormer. As such, it would be hard to resist this type of alteration, as it would not be incongruous in the context of the incremental change to the street character that has occurred. Therefore, whilst the proposal would change the appearance of the dwelling, the dormer proportions respect the roof slope and ridge height, and given the proliferation of other such extensions in the immediate vicinity would not be considered to be harmful to the streetscene. Furthermore, the gap between No.19 is maintained so that the spaciousness between the pairs of semis is not lost.

In terms of neighbour amenity, the proposed rear extension would not be problematic for the occupiers of the adjoining semi. The proposed rear extension would be less forward than the neighbouring rear extension abutting the boundary, and as such would have zero impact.

In terms of the proposed side extension, the space separation of the driveway is maintained and as such there would be no significant overbearing impact. The direct outlook from the proposed bedroom dormer window would be onto the tiled roofslope of No.19. The neighbouring roof extension features a single dormer to the rear of the roofslope, and direct interlooking would be avoided through the proposed rear dormer being an obscure glazed bathroom window. Any oblique interlooking from the bedroom would not be considered a significant issue, as the neighbour's extension should not preclude the applicants doing the same where the harm would be minimal. It is considered therefore, that there would be no significant harm to neighbour amenity in accordance with saved policy BE8.

The proposal would create an additional bedroom. However, the existing 2/3 vehicle parking provision would not be compromised, and as such the parking is more than adequate for a three bedroom house.

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:

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

Name: Paul Howson Position: Senior Planning Officer Date: 07.11.16

Report and draft decision notice amended (if appropriate)

Name: Position: Date:

Senior Officer

Report not agreed. Details of further work required as follows:

Name: NR Position: Date:

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: Position: Date: