

OFFICERS REPORT

Application No: Y16/1176/SH

Location: Netherstone Madeira Road Littlestone New Romney Kent TN28 8QT

Proposal Erection of single story rear extension, including sunroom, following demolition of garage.

ASSESSMENT

Performance data:-

Date application valid: 18.10.2016

Applicable 8/13/16 week target date: 13.12.2016

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA) ? N

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

Is the application being determined after 26 weeks without a PPA or a PEA? N

SITE VISIT

Carried out site visit on 10.11.2016

SITE

The application property is a detached dwelling of an appearance as being from the early 20th century. The property is located at the junction of Maderia Road and St Andrew's Road, which are both unadopted highway.

The house has a garage in the rear garden that is access by a driveway running between the eastern side of the house and the eastern boundary of the site, shared with the property 'Lemanis'.

The property is situated within Flood Zone 3, as detailed on the EA Flood Hazard maps, and on the Shepway DC Strategic Flood Risk Assessment maps the site falls within an area of low risk of flooding in the 2115 flood risk scenario (adjusted to account for climate change).

The property is shown on the local plan maps to lie within the urban area and within the Littlestone conservation area.

RELEVANT HISTORY

Y16/0603/SH Erection of single story rear extension, including sunroom, following demolition of garage. (Refused)

The reasons for refusal were :

1. By virtue of its scale, proportions, design and layout the proposed extension relates poorly to the floorplan, design and appearance of the original dwelling and fails to respond to local character or make a positive contribution to the local character of the Littlestone conservation area in which it is located. The proposed car parking area and loss of a section of the existing boundary fence and grass verge would incrementally erode the pleasant spacious, green character of the this part of the Littlestone conservation area. The proposal is contrary to saved policies BE1, BE4 and BE8 of the Shepway District Local Plan Review, policy DSD of the Shepway Core Strategy and paragraphs 56, 58 and 126 of the National Planning Policy Framework.

2. A significant proportion of the proposed extension would be at a lower floor level than the ground floor level of the existing dwelling and is contrary to the advice of the Environment Agency in respect to household extensions in areas of flood risk. The proposal is contrary to

paragraph 100 of the National Planning Policy Framework which seeks to ensure development within flood areas is made safe without increasing flood risk elsewhere.

PROPOSAL

This proposal involves the removal of the existing garage and the erection of a large single storey extension to the southern side/rear of the original dwelling, accessing onto a raised terrace with steps down to the garden. The extension is of a significant scale but has been reduced from the previous proposal under Y16/0603/SH.

The plans show that proposal is to provide : a sunroom, utility room and games room.

The sunroom element projects about 3.9m and is of about 7m width off the side elevation of the dwelling and would have a flat roof of about 3.6m high with a lantern light. This part of the extension would have a FFL of 4.05m AOD, the same as that of the original dwelling. The external finish of the building would be white render with corbelling to match the original building and black rainwater goods are proposed.

There is then further section to the extension that is mostly attached to the sunroom (with only a small section abutting the original dwelling) which is orientated at 90 degrees to the sun room and runs adjacent to the eastern boundary of the site for a distance of about 9.61m. The maximum width of this part of the proposed extension measures 4.63m. In this part of the extension the FFL of the utility room and gamesroom is shown as 4.05mAOD with the store having an FFL of 3.5m AOD. This part of the extension would have a single continuous dual pitched roof. With clay tiles to match the original dwelling, white render and black rainwater goods.

In the front garden area it is proposed to provide additional parking in front of the house by removing part of the existing fence and a slight widening of the existing driveway.

A Flood Risk Assessment has been submitted in support of this application.

CONSULTATION RESPONSES

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

New Romney Town Council - No objection

Environment Agency - Refer to standing advice.

REPRESENTATIONS

No representations received.

PUBLICITY

Neighbours notified by letter. Expiry date : 16.11.2016

Site notice displayed. Expiry date : .01.12.2016

Advertised in press. Expiry date : 01.12.2016

RELEVANT POLICIES

Shepway District Local Plan Review: SD1, BE1, BE8, SS3

Shepway Core Strategy Local Plan: DSD

NPPF

NPPG ' Flood risk and Climate Change'

APPRAISAL

Design and visual appearance

Policy BE1 of the local plan seeks high standard of development in terms of layout, design and choice of materials. The policy states' Development should accord with the existing development in the locality, where the site and surrounding development are physically and visually interrelated in respect of building form, mass height and elevational details."

Policy BE8 relates to alterations and extensions to existing buildings, which it states should reflect the scale, proportions, materials, roof line, and detailing of the original building and should not adversely affect the amenity enjoyed by the occupiers of neighbouring properties or have a detrimental impact upon the streetscene. In considering planning applications, there are then number specific criteria listed including :

...c. permission will not be given for flat-roofed extensions, unless the proposed extension would not be generally visible from a public place and would serve only as an adjunct to the main building, or the provision of a flat roof is the only practicable means of providing an extension;...

Policy BE4 relates to development in conservation areas and requires 'the height, scale, form and materials of new development, including alterations or extensions to existing buildings, to respect the character of the conservation area...'

The NPPF attaches great importance to the design of the built environment, which should add to the overall character of the area and respond to local character and history, and reflect the identity of local surroundings and materials. In respect to the historic environment new development should make a positive contribution to local character and distinctiveness. In this case, although the sunroom has a flat roof (with lantern light), for which policy BE8 would advise caution, the sunroom on its own is considered to be of a fairly standard scale and design would be suitable as an addition of this type to this property.

Following the refusal of the previous application the scale of the 'side' part of the rear projection has been reduced in scale and the roof design has been amended. On balance it is considered that the extension is acceptable in terms of its scale, proportions, design and layout as an extension to the original dwelling and replacing the existing garage.

The previous proposal for the provision of 3 tandem parking spaces has been revised in this application so as to now retain the open grass frontage and most of the fencing but provide a further parking space to the front of the house to replace the loss of the garage parking under this application. This is acceptable and preserves the pleasant open, green character of this part of the conservation area.

Subject to conditions no objection is raised under policies BE1, BE4, BE8 of the SDLPR and paragraphs 56, 58 and 126 of the NPPF.

Amenities of neighbouring occupiers

Policy SD1 of the SDLPR and paragraph 17 of the NPPF require the amenities of neighbours and future occupiers of land and buildings is safeguarded.

Due to the single storey nature and height of the proposed extension the outlook from the flank wall windows of the adjacent dwelling Lemanis will not be compromised.

Due to the relative layout of the neighbouring properties the proposal and the single storey nature of the proposed extension the proposal will not result in harm to neighbours' amenities in terms of loss of outlook, privacy, daylight or overshadowing.

No objections are raised under Policy SD1 of the SDLPR or paragraph 17 of the NPPF.

Parking and highways

Policy TR12 of the SDLPR refers to vehicle parking standards and TR11 to the alteration of existing accesses.

The proposal will provide parking for 3 cars, in place of the existing parking provision of a garage space and space for 2 cars to park in front of the garage. The proposal will reprovide the same level of parking in a different way. The proposed parking area provides adequate vision for vehicles to safely manoeuvre onto and off of the highway.

No objection is raised under policies TR11 or TR12 of the SDLPR.

Flood Risk

The site lies within Flood Zone 3 as identified in the Environment Agency's flood risk maps and is further defined in the National Planning Policy Guidance as having a high probability of flooding. The Shepway Strategic Flood Risk Assessment maps identify the site as falling within an area of low flood risk in the 2115 scenario (accounting for climate change).

The NPPF (paragraph 100) states that 'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.' The vulnerability classification for the development within the NPPG table is 'more vulnerable'.

