

OFFICERS REPORT

Application No: Y16/1172/SH
Location: 31 Ashley Avenue Folkestone Kent CT19 4PS
Proposal Erection of single storey rear extension following demolition of existing rear extension

ASSESSMENT

Performance data:-

Date application valid: 02.11.2016

Applicable 8 week target date: 28.12.2016

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

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

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

SITE VISIT

Carried out site visit on 06.12.2016

The site and proposals were assessed from the public highway alleyway adjacent to the site and the key features noted as set out in the report:

SITE

The application site is within the settlement of Folkestone, along Ashley Avenue which is a residential street. The application property is a two storey, semi-detached dwelling with hardstanding to the front of the dwelling which provides off street parking. Adjacent to the application site is a track which provides access to a parking area which runs along the rear of dwellings along the west side of Ashley Avenue. The dwelling has been rendered and painted cream with a red brickwork plinth running around the base of the dwelling.

HISTORY

No planning history for the site

PROPOSAL

This application seeks planning permission for the erection of a single storey rear extension following the demolition of the existing rear extension. The proposed extension would extend approximately 3.7 metres from the rear elevation of the original dwelling and would have a lean-to roof with a maximum height of approximately 3.5 metres. Proposed materials would be painted render on the external walls which would match the existing dwelling and composite slate roofing. The proposed extension would include four roof light windows, as well as one additional ground floor window on the side elevation and two sets of sliding doors on the rear elevation. The proposed extension would be located adjacent to a single storey conservatory belonging to the neighbouring property.

CONSULTATION RESPONSES

Folkestone Town Council - no objection

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry 28.11.2016

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

The proposed extension would be single storey and would extend approximately 3.7 metres from the rear elevation of the original dwelling. This is considered a small scale addition in comparison to the existing dwelling which would therefore not significantly alter its existing scale or proportions. Proposed materials would be painted render to the external walls which would match the existing dwelling and is therefore considered acceptable, the proposed roof would be composite slate which although would not match exactly the existing slate roof, it would be of a similar appearance and is therefore considered acceptable for this property located in a non-designated area.

The proposed extension would be to the rear of the dwelling but, due to the access track which runs alongside the dwelling, the extension would be visible from a public place. However, due to matching materials and its relatively small scale, the proposed extension is not considered to have a significant impact upon the streetscene.

Overall, the extension is considered a modest addition to the existing dwelling which would be in keeping with the character and appearance of both the dwelling and the streetscene.

Amenities of neighbouring occupants

The proposed extension would be single storey and as such is not considered to result in any significant overlooking to neighbouring property.

Policy BE8 states that extensions to existing buildings should not result in significant overshadowing to neighbouring properties and should be designed so as to fall within a 45 degree line of the centre of the closest ground floor window of a habitable room of the neighbouring property. Taking into consideration the existing conservatory at the neighbouring

property (29 Ashley Avenue) which is located adjacent to the shared boundary, it is considered that the proposed extension would not breach the 45 degree line (when measuring from the centre of the neighbouring conservatory) and would therefore not result in significant overshadowing to this neighbour.

It is considered that the proposal would have no impact on the neighbouring property to the north (37 Ashley Avenue) due to the separation distances between these dwellings.

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: 13.12.2016

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: 19/12/16