

OFFICERS REPORT

Application No: Y16/1137/SH
Location: Fern House Cliff Road Hythe Kent CT21 5XA
Proposal Erection of single storey rear extension following the removal of existing conservatory

ASSESSMENT

Performance data:-

Date application valid: 01.11.2016

Applicable 8 week target date: 27.12.2016

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 and on site and the key features noted as set out in the report:

SITE

The application site is within the defined settlement boundary of Hythe, on a corner plot between Cliff Road and Blackhouse Hill. The application property is a detached, two storey property with additional living accommodation in the roof space and a dormer window on the front elevation. There is an attached garage to the side of the dwelling with an area of hardstanding to the front which provides off street parking. Due to the site being a corner plot, the garden wraps around the rear and side of the dwelling, and it surrounded by a fence and mature foliage which restricts the view into the garden from the adjacent highway.

The site is identified to have archaeological potential and part of the site is identified to be an area of potential landslip.

HISTORY

There has been no planning history for the site since permission was granted for its construction in 1984

PROPOSAL

This application seeks planning permission for the replacement of an existing conservatory with a single storey rear extension. The existing conservatory has a brown uPVC frame; the proposed extension would use brick and render for the external walls and a tiled roof, these materials would match the main dwelling. The proposed replacement extension would be

located on the footprint of the existing conservatory but would extend past the existing side elevation by approximately 1.4 metres.

CONSULTATION RESPONSES

Folkestone Town Council - no objection

Building Control - the application will not need a landslip condition applied

KCC Planning Archaeology - no response received. Expiry 28.11.2016

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.

The proposed extension would replace an existing conservatory, the replacement of this existing uPVC framed conservatory with a brick and render extension is considered to be an improvement in design terms. Proposed materials would match the existing dwelling and are therefore considered acceptable. The proposed extension would be single storey and would only be a slight increase in the footprint of the existing conservatory which is to be replaced, as such, the proposed extension is considered to be a subservient addition which would not have a significant impact on the proportions of the existing dwelling.

The proposed extension would not be visible from the adjacent highway due to an existing fence and mature foliage, as such, the proposal is not considered to have any impact on the streetscene. Even if this foliage and fence were to be removed, it is considered that the proposed replacement extension would be an improvement in appearance compared with the existing conservatory.

Overall, the proposed extension is not considered to have a significant impact on the character or appearance of the existing dwelling or the streetscene.

The application site is on a corner plot and the proposed extension would extend towards the adjacent highway, and away from neighbouring properties. As such, the proposed extension is considered to have no significant impact on the amenity enjoyed by the occupants of neighbouring properties.

No alterations to parking or highways are proposed, and the proposed extension would not introduce any additional bedrooms into the dwelling. As such, the proposed development is considered to have no impact on parking or highways.

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: 12.12.2016

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: 23/12/16