

OFFICERS REPORT

Application No: Y16/0800/SH
Location: 1 Sycamore Close Lydd Romney Marsh Kent TN29 9LE
Proposal Erection of a single detached bungalow dwelling with associated parking and access.

ASSESSMENT

Performance data:-

Date application valid: 03.08.2016

Applicable 8/13/16 week target date: 28.09.2016

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

If Yes, revised 8/13/16 week target date: 30.11.2016

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

APPLICANT: Mr K Isted

AGENT: Mr D Bailey

SITE

The site is located within the residential area of Sycamore Close within the rural town of Lydd within the Romney Marsh. The site is within the settlement boundary and a suburban area on the periphery of the town. The site is identified to be within area of archaeological interest.

The site forms part of the existing residential curtilage of No. 1 Sycamore Close, within part of the side garden located on the corner of Sycamore Close and Poplar Lane. The area is predominantly characterised by modest bungalow dwellings set in spacious landscaped plots. Located to the south west of the site, immediately adjacent is an EDF electricity substation.

The site area is approximately 0.04 h.

SITE VISIT

A site visit was carried out on the 23.08.2016. The site was viewed from the public streetscene Poplar Lane and Sycamore Close as well as from inside the site itself. The proximity to boundaries and neighbouring windows were taken into account as well as the character of the area. Photographs were taken as a record.

PLANNING HISTORY

No recent and relevant planning history.

PROPOSAL

This application seeks full planning permission for the erection of a detached bungalow dwellinghouse, following the demolition of the existing detached garage.

The new dwelling would be sited in the existing garden of No. 1 Sycamore Close upon the corner to the south west of the existing bungalow. The dwelling would be positioned two metres away from the south elevation of No. 1 and approximately four metres away from the north east wall of the EDF electricity substation. The proposed dwelling would match the existing front building line of No. 1 Sycamore Close and also No. 37 Poplar Lane.

The dwelling would have an internal floor area of approximately 73 sqm and consist of three bedrooms (one with an en-suite bathroom), living room, kitchen/dining room, bathroom and an entrance hallway. Externally the dwellinghouse would have a front and rear garden area and two off street parking spaces to the south west boundary off Poplar Lane with a dropped kerb. As part of the application, it is also proposed to create off street parking for Number one Sycamore Close off Sycamore Close with a dropped kerb.

The dwelling is proposed as a bungalow scale approximately six metres tall with an eaves level of 2.3 metres and would have a traditional appearance with a hipped tiled roof with bonnet hips, render and brick elevations and a weatherboarded gable end. The windows and doors would be white upvc.

Originally the application proposed a pair of semi detached chalet bungalow style dwellinghouses, however following negotiations this was amended to a single bungalow.

PUBLICITY

Neighbour letters - Expiry date 06.12.2016.

Site Notice - Expiry date 01.09.2016

CONSULTATION RESPONSES

Lydd Town Council - Support

Kent Highway Services - No comments to make. This development does not meet the criteria to warrant involvement from the Highway Authority.

Environment Agency - We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee.

UK Power Networks - No objection.

KCC Archaeology - No comments received.

Environmental Health - No objection. Recommends the standard contaminated land condition be applied to any grant of permission.

Southern Water - No objection. Recommends the following informative;

A formal application for a connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove Otterbourne, Hampshire SO21 2SW.

REPRESENTATIONS

Two representations received objecting on the following summarised grounds (based on the original proposal for a pair of chalet style bungalows);

- A pair of semi detached two storey dwellings would be completely out of keeping in this area.
- Noise pollution.
- Devaluation of surrounding property prices.
- The site is on a busy junction of a housing estate with only one entrance.
- Lack of parking.
- Overlooking and loss of privacy.

POLICY

Saved Local Plan Review - SD1, BE1, BE16, U1, U4, U10a, TR11, TR12, HO1.
Core Strategy Local Plan - SS1, SS2, SS3, CSD5,
The NPPF: 2012.
The NPPG: 2014.

APPRAISAL

The principle issues to be considered in the determination of this application are the acceptability of the creation of a new dwelling in this location in terms of its resulting visual impact upon the streetscene and wider area, impact upon the amenities of surrounding occupiers and highways and transportation issues.

PRINCIPLE OF DEVELOPMENT

The application site is located within the settlement boundary of Lydd and is within a predominantly residential, urban area. The site forms part of an existing garden area.

Local Plan policy HO1 as well as the NPPF (Paragraph 53) is generally supportive in principle of such infill development within urban areas where it is not harmful to the character of the area. This is considered a good location for residential development being a sustainable location with good access to local shops, services, schools and benefiting from public transport services. It is also outside of the Romney Marsh flood zones essentially making it a sequentially preferable development site. As such the development is considered to make an efficient use of land within a sustainable location in accordance with policies SD1 and HO1 of the Local Plan Review as well as the NPPF.

VISUAL IMPACT

Originally two dwellings were proposed of a chalet bungalow style which was considered to be unacceptable in scale and too cramped for the plot, therefore given that the principle is acceptable, further negotiations took place and the proposal was amended to a single bungalow dwellinghouse.

In siting and layout, with the removal of the unused garage the site does present a sufficient site to accommodate a bungalow without appearing cramped or overintensive. Whilst it is

acknowledged that the dwelling would be sited fairly close to the neighbouring property (No. 1), having a separation distance of two metres, there would still be good space around the new bungalow where it would be sited four metres away from the EDF substation and have a reasonable sized front and rear garden area. The front grass verge would also be retained aiding to keep the spacious, leafy environment. The siting of the bungalow would also address the streetscene of Sycamore Close and would reflect the building line and character of neighbouring properties.

Concerning scale, the small bungalow scale relates well to the local built environment, which is predominantly of bungalows and therefore would be in keeping and acceptable. The ridge height of 6 metres is appropriate in scale and the size of the floor area (73 sqm) and amount of accommodation provided is also reflective of the surrounding bungalows, were it would not therefore appear unduly large and dominant in the streetscene.

With regard to its appearance and design, a traditional bungalow style has been proposed with a hipped roof and subservient projecting front gable that proposes good proportions and parameters. The projecting gable also helps to reduce the overall bulk. The hipped roof would be acceptable in design and similar to the adjacent property to the south west and others in Sycamore Close. Good materials have also been proposed with the use of plain roof tiles, facing brick, render and weatherboarding that would create a traditional finish that would be synonymous with the appearance of this area.

As such, in siting, scale, design and appearance the development is considered to be acceptable in accordance with saved policy BE1 and the NPPF: 2012.

RESIDENTIAL AMENITIES

To begin with, the local environment is predominantly residential, therefore the development of this site for an additional residential dwelling interrelates and accords with the prevailing land use. The most affected residents would be those residing adjacent to the sides and rear. In this regard, it is not considered that there would be any significant adverse impact.

Concerning the occupiers of No. 37 Polar Lane, it is considered that the separation distance of 11.5 metres together with the intervening substation would prevent an adverse overbearing impact. Part of the rear garden would have a boundary with the garden of No. 37 Poplar lane, but given that there is a tall and dense boundary hedge upon this boundary, there would be no adverse impact from overlooking and loss of privacy (and the proposal is single storey).

With regard to the occupiers residing at No. 1 Sycamore Close, this property is within the applicant's ownership. It is recognised that the property would be sited in close proximity to the southern side elevation, within two metres where this property also has side windows. Whilst this close siting is not ideal, the impact is considered acceptable where the side windows of number one Sycamore Close are secondary windows and the rooms they serve both have windows to the front and rear elevations where light and outlook to these rooms would not be affected. It is also considered that the proposed property would have a low eaves level with a roof slope that would pitch away from the side boundary and the affected side windows further reducing the impact. There would be no overlooking to these side windows either where the development does not propose windows upon the side north east elevation. As such the close proximity is considered acceptable where a harmful overbearing impact or loss of privacy is not considered would occur. Owing to ground floor windows and good boundary fencing (which can be controlled by condition), there would also be no loss of privacy from rear elevation windows.

With regard to other properties close by, owing to the space separations there would be no loss of amenities to occupiers across the road in Polar Lane or to the rear at numbers two and four Sycamore Close. Therefore the development is considered to safeguard residential amenities in accordance with saved policy SD1 and the NPPF: 2012.

Lastly, the site is adjacent to the EDF electricity substation. It is considered that there would be no adverse impact upon the substation, where the property would be sited approximately 4 metres away. The access to the substation would not be blocked or impeded in anyway and space around the building would be maintained. UK Power network have been consulted and raised no objection.

HIGHWAYS and TRANSPORTATION

To begin within, in terms of its location, this is considered to be a sustainable location that benefits from good transport links such as the local road and footpath network and public transport services. It is also close to all the own facilities such as schools, shops and surgeries.

Concerning parking, whilst the existing garage is to be removed, this would be replaced with a private off street parking area to serve the existing house (No. 1 Sycamore Close), off the Sycamore Close highway which is more likely to be used and as such makes an improvement. Off street parking for the new property is also proposed with access off Poplar Lane highway and considered acceptable and both sets of parking can be secured through condition. Both the roads are not classified and therefore planning permission for the new accesses is not required where traffic speeds are going to be low.

Kent Highway Services have been consulted but owing to the small scale of the development have not commented. Therefore in accordance with saved policies TR11 and TR12 of the Local Plan Review the development is considered acceptable.

OTHER

Archaeology - The site is identified to be within an area of archaeological interest. However the land is previously disturbed from the building of the estate, and the likelihood of finding any heritage assets is therefore minimal. Kent Archaeological Officers have been consulted but have not commented. On this basis no further action is considered necessary.

Flood Risk - The site is within the wider Romney Marsh area which is at risk to tidal flooding, given the low land levels. However this site is not at risk being outside of the EA flood zones 2 and 3a and as shown on the Council's SFRA, is not at risk at 2115. Therefore the site is sequentially preferable to develop in flood risk grounds and thus acceptable.

Drainage - The development proposes to connect to the public foul sewer and dispose of surface water via soakaways which is considered acceptable.

Community Infrastructure Levy - The development is CIL liable. However located within Lydd and residential zone A, the levy is zero.

Local finance consideration

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Section 70(4) of the Act defines a local finance consideration as a grant or other financial assistance that has been, that will, or that could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy. New Homes Bonus payments are not considered to be a material consideration in the determination of this application. In accordance with policy SS5 of the Shepway Core Strategy Local Plan the Council has introduced a CIL scheme, which in part replaces planning obligations for infrastructure improvements in the area. *The CIL levy in the application area is charged at £0 per square metre for new dwellings.

RECOMMENDATION

The proposal presents a sustainable development that makes efficient use of land within an urban town location without harm to the amenities of the area. On a presumption in favour of sustainable development as required by the NPPF: 2012, 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: JM LING Position: Senior Planning Officer Date: 29.12.2016

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: 13/1/17