

OFFICERS REPORT

Application No: Y16/1370/SH
Location: 50 Langdon Road Folkestone Kent CT19 4HY
Proposal Erection of single storey rear extension following demolition of existing extensions

ASSESSMENT

Performance data:-

Date application valid: 08.12.2016

Applicable 8 week target date: 02.02.2017

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 27.01.2017

The site and proposals were assessed from the public highway and the parking area to the rear of the site with the key features noted as set out in the report:

SITE

The application site is within the settlement boundary of Folkestone, along the residential street of Langdon Road which is characterised by terraced dwellings. The application property itself is a terraced dwelling, and has a long rear garden with an outbuilding at the end. The dwelling is constructed of red brick and has been partially rendered and has an area of hardstanding to the front which provides off street parking. To the rear of the dwelling are two small single storey extensions.

HISTORY

Y08/0587/SH - Installation of rear dormer windows. Approved with conditions

PROPOSAL

This application seeks planning permission for the erection of a single storey rear extension following the demolition of the existing rear extensions. The original rear elevation of the dwelling is stepped and the proposed extension would create a flush rear elevation, extending from the rear elevation by approximately 4.7 metres at its greatest point. The proposed extension will extend no further from the original rear elevation than the existing rear extensions which are to be demolished. The proposed extension would have a lean to roof which would include 2 roof light windows; with one window and one set of doors on the rear elevation. Proposed materials would be facing brickwork with slate roofing, these materials would match the existing dwelling.

CONSULTATION RESPONSES

Folkestone Town Council - no objection

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry 02.01.2017

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 replace two existing small extensions with a singular extension; it is considered that this would improve the appearance of the rear of the dwelling as it would unify the rear, replacing the existing extensions which have a rather disjointed appearance. Proposed materials would match the existing dwelling and are therefore considered acceptable. The extension would have a lean to style roof which would reflect the sloped roof of the existing rear extensions and is therefore considered acceptable. As the proposed extension would extend no further than the existing rear extensions and would extend approximately 4.7 metres from the rear elevation, it is not considered to significantly alter the scale or proportions of the dwelling.

The proposed extension would be to the rear of the dwelling and would therefore not be visible from the adjacent highway and the existing outbuilding to the rear of the site would restrict the view of the extension from the parking area to the rear of the site. As such it is considered the proposed extension would not be visible from a public place and would therefore not have an impact on the streetscene.

Amenities of neighbouring occupants

The proposed extension would be single storey and is therefore not considered to result in any significant overlooking to neighbouring property. The proposed extension would extend no further than the existing rear extensions which are to be demolished, and although the proposed extension would be slightly higher than these existing extensions, as it would still be single storey, it is not considered that this increase in height would result in a significant increase in overshadowing to neighbouring property.

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: 31.01.2017

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: 1/2/17