

OFFICERS REPORT

Application No: Y17/0052/SH

Location: 24 Naildown Road Hythe Kent CT21 5SY

Proposal Erection of two storey side extension to replace existing porch and garage, a single storey rear extension together with the erection of new larger dormers to both front and rear roof slopes and other external alterations.

ASSESSMENT

Performance data:-

Date application valid: 16.01.2017

Applicable 8/13/16 week target date: 13.03.2017

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA) No.

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

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

APPLICANT: Mr S Dalton

AGENT: Mr N Highton.

SITE

The site is located within the suburban area of Naildown Road within the village of Seabrook in the Hythe Parish. This area is inside the settlement boundary and is a predominantly residential area which consists of mainly semi detached two storey dwellings in long narrow plots set back from the road. Naildown Road is situated upon a steep hill slope and is within an area of ground instability.

The property is No. 24 which is a two storey semi detached dwelling situated upon the north side of the road. The property has a single storey attached garage and a long front garden and driveway and a rear garden.

SITE VISIT

A site visit was carried out on the 20.01.2017 where the site and proposed development was viewed from the streetscene of Naildown Road to the front and sides, from the front driveway and also from the neighbouring property No. 22 Naildown. The proximity to neighbouring properties, existing boundary treatment and locations of windows were taken into consideration as well as the character of the property and surrounding area.

HISTORY

None received.

PROPOSAL

This application is a householder application and seeks planning permission for the erection of a two storey side extension to replace existing porch and garage, a single storey rear extension together with the erection of new larger dormers to both front and rear roof slopes and other external alterations.

Following the removal of the garage, the two storey side extension would have a matching ridge level at a height of approximately 7.8 metres with matching eaves level of 2.6 metres and would extend of the east side elevation by approximately 2.7 metres in width, leaving a side separation gap and path along the east side of the property of approximately 1.3 metres wide. Materials and fenestration are proposed to match existing.

To the rear incorporated into the extension it is proposed to erect a single storey extension with a ridge height of approximately 4.3 metres and an eaves level of 2.5 metres, extending 5.2 metres off the rear elevation. This would have a pitched gable roof and constructed of matching materials.

At ground floor the extension would accommodate a bedroom, bathroom, cupboard and entrance porch. At first floor, it is proposed to have a bathroom and landing area.

As part of the development it is also proposed to construct a larger flat roof dormer upon the rear roof slope and a larger pitched roof dormer upon the front roof slope serving bedrooms. It is also proposed to insert roof windows upon the rear roof slope, install bi-fold doors and a roof lantern to the existing rear extension and a new ground floor front window.

CONSULTATIONS

Hythe Town Council - No objection

KCC Archaeological unit - No comments received.

SDC Building Control Engineer - Latchgate condition required.

PUBLICITY

Local neighbour letters - Expiry 09.02.2017

REPRESENTATIONS

One representation received from No. 2 Ian's Walk objecting on the following summarised grounds.

- Loss of light and overshadowing.
- Overlooking and loss of privacy.

POLICIES

Saved Local Plan Review - SD1, BE1, BE8, BE19, TR12.

Core Strategy Local Plan - DSD, SS1, SS3, CSD7.

The National Planning Policy Framework: 2012

APPRAISAL

The main issues to be considered in the determination of this application are design and visual impact, affect upon the amenities of neighbouring occupiers, land stability and highways.

DESIGN/VISUAL

In terms of the visual impact, the development is considered overall to be acceptable with no conflict with policies SD1, BE1, and BE8.

The extensions are considered to be acceptable in siting where there is considered to be sufficient room within the plot to accommodate the extensions without appearing cramped or overintensive. In this regard, the old worn out garage would be removed which would make space for the side and rear extensions. A good separation distance and passageway would also be created upon the east side elevation.

The extension would not extend past the front building line of the dwelling and set back slightly so as to appear subservient from the street. It is also noted that in accordance with saved Local Plan Review policy BE8, a gap in excess of one metre has been retained from the east boundary to prevent against terracing and loss of character within the streetscene.

In scale, the two storey elements are considered acceptable which are considered to be in keeping with the existing scale and parameters of the house. The side extension would continue on the ridge line as existing with matching eaves and the single storey extensions would also appear acceptable as subservient additions.

It is considered that the extensions would not visually dominate the house nor appear unduly bulky given the existing size/scale of the dwelling and the space available within the plot. They are considered to be well balanced with good proportions in keeping with the dwelling and its parameters.

In design and general appearance the development is considered to propose good design and acceptable fenestration and materials. The side extension would be visible in the streetscene but acceptable visually in design, materials and parameters, adding visual interest to the house. The front dormer would also be visible and larger than existing, but still visually acceptable where it would be sited centrally within the roof with matching eaves level and have an acceptable pitched roof and constructed of matching materials. The rear dormer window would not be visible in the public domain and therefore acceptable visually. The single storey extension would also be to the rear (although still visible from the street) and appear subservient and acceptable in design with the pitched roof and matching materials.

Therefore in siting, scale, design and materials the development is considered acceptable in accordance with saved local plan review policies BE1 and BE8.

RESIDENTIAL AMENITIES

Having visited the site and seen the proximity of neighbouring properties and windows, it is not considered there would be any adverse impact on the amenities of surrounding occupiers. The

extensions are not considered to result in significant overbearing, overshadowing concerns or a significant loss of privacy.

In this regard, owing to the space separation distance it is not considered that there would be any impact to those living to the rear in Ian's walk where a separation distance down the garden of approximately 20 metres exists.

Concerning the adjoining occupiers, at No.26 Naildown, it is also considered that the amenities of occupiers would not be significantly affected where most of the development would be upon the opposite side of the house and have no discernible impact. The rear extension would however be noticeable but would be low in scale and height and would not have an overbearing impact being positioned approximately 5 metres away. There is also good boundary fencing upon the boundary with No. 26, so there would be no loss of privacy at ground floor. At first floor with the enlargement of the existing dormer, there would be no significantly greater sense of overlooking at first floor across the rear gardens given that the dormer is existing and allows views over the gardens.

Of most concern is the impact upon the occupiers of No. 22 Nail down road positioned adjacent to the east. In this regard, there are no side windows serving habitable rooms upon the west side of No. 22 (only a hallway window and bathroom window), as well as a reasonable separation distance where it is considered that the two storey side extension would have no overbearing impact and be acceptable. Concerning the single storey extension, this replaces a garage of a similar size and scale where it is considered that the overbearing impact would be no greater and as such acceptable. In fact, the development moves the extension further away from the boundary of No. 22 creating a passageway which would marginally improve matters. The rear extension would contravene the 45 degree splay line (set out in policy BE8) but the existing garage already does this where the impact would be no greater and thus acceptable, taking into account a minor increase in height of the new extension. The proposed bathroom side window would be protected by existing good fencing and not lead to a loss of privacy. Similarly, there would be no greater overlooking from the existing rear dormer where the rear garden of No. 22 is already overlooked.

Therefore the development is considered to safeguard the amenities of residents in accordance with saved policies SD1 and BE8.

The objection from No. 2 Ian's Walk has been taken into account and the DC Team Leader (Miss C Dethier) has read and considered the points (10.03.), but it is not considered the points justify withholding planning permission and a ground of refusal.

LAND STABILITY

The site is located upon a steep hillside which is identified to be within an area of land instability. The two storey extension will add extra loading to the land and could affect stability. Therefore it is recommended that this be controlled by planning condition. The SDC Engineer has been consulted and requested the standard latchgate condition be applied in this instance in accordance with saved Local Plan Review policy BE19.

HIGHWAYS

The vehicular access would not change.

The garage would be removed but this is too small for modern cars. Parking would still be available on the driveway. There is also plenty of off street parking on Naildown Road.

