

## **OFFICERS REPORT**

**Application No:** Y17/0065/SH  
**Location:** 17 Bodenham Road Folkestone Kent CT20 2NU  
**Proposal** Erection of a single storey rear extension

### **ASSESSMENT**

Performance data:-

Date application valid: 27.01.2017

Applicable 8 week target date: 24.03.2017

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 20.02.2017

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

### **SITE**

The application site is within the defined settlement boundary of Folkestone, along the residential Bodenham Road, on a corner plot with Bathurst Road. The application property is a detached chalet-style bungalow with a small dormer window on the front and rear elevations. The bungalow has grassed front and rear gardens, as well as an integral garage and an area of hardstanding large enough to park at least two cars independently. A low boundary wall borders the front and corner of the site, with a taller wall along the side boundary, restricting the view into the rear garden from the adjacent highway.

On the opposite side of Bathurst Road to the application site is a Grade II listed structure (electricity junction box) and the site is within an Area of Special Character due to the spacious layout of dwellings and plots within the surrounding area.

### **HISTORY**

Y16/1340/SH - Certificate of lawful development (proposed) for a single storey rear extension.  
LDC Refused

- This application was refused as the proposed extension would have exceeded 4 metres in height, the current application is the resubmission of this proposal but with an application for planning permission

Y16/0795/SH - Certificate of lawful development (proposed) for a single storey rear extension.  
LDC Approved

## PROPOSAL

This application seeks planning permission for the erection of a single storey rear extension. Proposed materials would be face brickwork and clay roof tiles to match the existing dwelling. The proposed extension would have a ridge height of approximately 4.7 metres, with the eaves continuing the eaves line of the existing dwelling. The proposed extension would extend approximately 2.8 metres from the rear elevation and would have a width of 3.8 metres. The extension would include a set of doors on the rear elevation and one window on each side elevation.

The submitted drawings show additional new windows and doors throughout the dwelling, the majority would be at ground floor level, other than the two dormer windows which are on the front and rear elevations. As such, no first floor windows would be installed on a side elevation and all the new windows and doors are therefore considered to be permitted development, and are not included for consideration within this application. The purpose of replacing these windows and doors is to match the aluminium profile of the windows in the proposed extension.

## CONSULTATION RESPONSES

Folkestone Town Council - no objection

## REPRESENTATIONS

None received

## PUBLICITY

Neighbours notified by letter. Expiry 20.02.2017

## RELEVANT POLICIES

Shepway District Local Plan Review saved policies: SD1 BE1 BE8 BE12

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

Policy BE8 states that extensions to existing dwellings should reflect the scale, proportions, materials, roof line and detailing of the original building. The proposed extension would have a lower ridge height than the existing dwelling and is considered to be a small addition in terms of footprint; as such, the proposed extension is considered to be a subservient addition which would not significantly alter the scale or proportions of the existing dwelling. Proposed materials would match the existing dwelling and are therefore considered acceptable. The roof pitch of the proposed extension would match that of the existing building while maintaining the

same eaves height with a lower ridge height, the roof line is therefore considered to reflect the appearance of the main dwelling and is therefore considered to be acceptable.

Policy BE8 also states that extensions to existing buildings should not have a detrimental impact upon the streetscene. Due to the site being a corner plot between Bodenham Road and Bathurst Road, the proposed rear extension would be visible from the streetscene from the adjacent Bathurst Road. However, due to the subservient scale of the proposed extension, and that it would reflect the character and appearance of the existing building through matching materials and roof line, the proposed extension is not considered to be a prominent addition within the streetscene and is not considered to have a significant impact on its character or appearance.

The application site is within an Area of Special Character, policy BE12 states planning permission for further development within Areas of Special Character will not be granted if the development will harm the existing character of that area, by reason of either a loss of existing vegetation, or a greater visual impact of buildings. As the proposed extension would be single storey with a lower ridge height than the existing dwelling, and would not result in the loss of existing mature vegetation, it is considered that it would not have a significant impact on the Area of Special Character.

#### Amenities of neighbouring occupants

The proposed extension would be single storey, as such, the proposed windows and doors are not considered to result in any significant overlooking to neighbouring properties.

The proposed extension would be located towards the north side of the plot which is separated from all neighbouring properties, as such, it is considered that there is sufficient separation distance between the proposed extension and all neighbouring properties (to the north across Bathurst Road, to the rear and to the south) so as to not result in significant overshadowing to any of these neighbouring properties.

#### 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: 21.02.2017

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: 24/3/17