

OFFICERS REPORT

Application No: Y17/0139/SH

Location: 98 Coast Drive Lydd On Sea Romney Marsh Kent TN29 9NW

Proposal Erection of a front and rear extension, replacement roof to provide living accommodation within the roof space and a balcony to the front elevation together with the erection of a detached garage.

ASSESSMENT

Performance data:-

Date application valid: 06.02.2017

Applicable 8 week target date: 03.04.2017

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

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

SITE

The application site is located on Coast Drive within the designated settlement boundary. Coast Drive has a varied character in terms of size and style of property. The immediate area is characterised by detached residential dwellings situated within good sized plots, all have a front amenity areas that provide off-street parking and are separated from the road frontage by low walls and fences.

The existing dwelling is a detached bungalow with detached bungalows on either side. The neighbouring property No.97 to the south is a detached bungalow of similar character and style to the application property. No.99 is to the north and is of different character and style, although also a bungalow, the property has a wider front elevation with a pitched roof with gable sides. Both neighbouring properties have conservatories to the rear.

HISTORY

No relevant planning history.

PROPOSAL

This application seeks planning permission for an enlargement of the existing dwelling to include a front and rear extension, replacement roof to provide living accommodation within the roof space and a balcony to the front elevation together with the erection of a detached garage.

The roof of the existing dwelling would be increased in height to allow for the creation of living accommodation within the roofspace. The roofspace would provide a bedroom and en-suite with a balcony to the front within the gable. The dwelling would remain as a three bedroom dwelling with a larger footprint. The dwelling would be clad in Marley Cedral Weatherboarding in grey C05 (dark grey).

The existing flat roof garage would be removed to provide access to the side of the dwelling to the rear of the site to access the proposed new garage. The garage would have a hipped roof with bin storage to the side. The garage would also be clad.

CONSULTATION RESPONSES

Lydd Town Council: Support

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry date 09.03.17

RELEVANT POLICIES

Shepway District Local Plan Review: SD1, BE1, BE8, TR12

Shepway Core Strategy Local Plan: DSD, SS3

NPPF: Paragraph 12

NPPG

APPRAISAL

Design and Visual Appearance:

The dwellings on Coast Drive differ in character and appearance. A large number of dwellings are bungalows, with some dwellings being chalet bungalows with rooms within the roof. Therefore the overall scale and appearance of the street scene is of low scale development.

The application dwelling has a hipped roof which is similar to the neighbouring dwelling No.97, however No.99 has a different orientation and roof form with a pitched roof with gable ends.

The proposal would increase the height of the dwelling from the existing position to accommodate the bedroom within the roof space however it is considered that this change in roof height and form would be acceptable in the street scene. The balcony to the front elevation and materials proposed are also considered to be visually acceptable in the street scene.

Therefore in terms of the design and visual appearance, the proposal is considered to be in accordance with saved policy BE8 of the SDLPR.

Neighbouring Amenity:

Although the dwelling would increase in height and bulk, the roof would pitch away from the two neighbouring dwellings and as such it is not considered that the proposal would have a detrimental impact in terms of neighbouring amenity.

The four roof lights, two on each side, to the rear section of the roof slopes and the two rear facing windows to the gable end would provide light to the rear element of the property over the kitchen and dining area. These windows would not provide an outlook and therefore their

low position within the roof slope would not cause a loss of amenity to either neighbouring dwelling.

The six roof lights, three on each side, to the front section of the dwelling would be positioned 1.7m above the floor level of the rooms in which they serve and therefore would not provide an outlook and so would not be detrimental to neighbouring amenity in terms of loss of privacy.

The proposed rear extension would extend beyond the rear elevation of the existing dwelling by 5.5m in length together with an increase in height to the dwelling.

When considered in relation to the neighbouring dwellings, the application dwelling would extend the full 5.5m from the rear of the conservatory to the neighbouring dwelling No.99 however there would be a separation distance of 4.5m from the side of the neighbouring dwelling and the application dwelling which would create sufficient separation to not contravene the 45 degree line. The neighbouring dwelling No.97 is set further back within the site and from the rear conservatory the proposed extension would extend 3m further. However considering the separation distance of 2m, the proposal would not contravene the 45 degree line and so is not considered to have a detrimental impact upon the neighbouring dwellings in terms of loss of light or overbearing impact.

Therefore, in terms of neighbouring amenity, the proposal is considered to be in accordance with saved policy BE8 of the SDLPR.

Parking and Highways:

The application site currently has a driveway to provide off street parking for vehicles, and the driveway would be extended along the length of the dwelling to the garage at the rear, which would be positioned further back within the site than the existing garage position. Therefore there is considered to be sufficient parking available to serve the enlarged dwelling.

It is therefore considered that this proposal complies with the requirements as set out by KCC IG3 and saved policy TR12 of the SDLPR.

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.

RECOMMENDATION

In light of the above, it is considered the proposal complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

Case Officer:

Report and draft decision notice completed and passed to senior officer.

Name: Louise Daniels Position: Senior Planning Officer Date: 31.03.17

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: N/A delegated decision Position: Date: