

## **OFFICERS REPORT**

**Application No:** Y17/0440/SH

**Location:** The Corner House Ashford Road Snave Romney Marsh Kent TN29 0BB

**Proposal** Erection of first floor side extension, together with enlargement of first floor side window.

### **ASSESSMENT**

Performance data:-

Date application valid: 19.04.17

Applicable 8 week target date: 14.06.17

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 VISIT**

Carried out site visit on 10.05.17.

The site and proposals were assessed from the public highway and the application site and the following key features noted as set out in the report below.

### **SITE**

The application site is located outside of the settlement boundary and within Flood Zones 2 and 3 as identified by the Environment Agency. The application site falls within an area of multiperiod archaeological potential, a Local Landscape Area and an area of interest to the Romney Marshes Area Internal Drainage Board in relation to the maintenance and management of watercourses.

The main building of the application site is a two storey dwellinghouse with matching single storey elements either side of the central two storey house. The two storey element of the house has pitched and hipped roof forms, with the single storey elements having pitched roofs arranged front-to-back with gable ends to the side. The house has a single storey conservatory attached to the side/rear and a detached garage structure to the side with pitched and half-hipped roof. The external surfaces of the house are finished with facing brickwork at ground floor, hanging tiles at first floor level, kent peg tiles and white uPVC windows and doors.

### **HISTORY**

The most relevant planning history in relation to this application is:

Y05/0484/SH - Erection of a rear conservatory. Approved with conditions.

### **PROPOSAL**

Erection of first floor side extension, together with enlargement of first floor side window. The proposed first floor side extension would carry through the eaves and ridge height of the two storey element of the house and would have a pitched and hipped roof to match. Throughout, materials have been proposed to match existing including kent peg tiles and hanging tile to

match the existing first floor walls. The proposed first floor side extension would accommodate an enlarged bedroom and provide internal space for the addition of an en-suite bathroom. The proposal includes the addition of a full-height feature window to the side of the existing two storey element of the house, which would serve the staircase and landing. The proposal also includes an increase in the height of the chimney to serve the proposed first floor side extension.

## CONSULTATION RESPONSES

Consultation responses are available in full on the planning file. The main points raised are summarised below.

Brenzett Parish Council were consulted and support the application.

KCC Archaeology were consulted, however no response was received.

## REPRESENTATIONS

None received.

## PUBLICITY

Neighbours notified by letter. Expiry date 12.05.17

## RELEVANT POLICIES

Shepway District Local Plan Review: SD1, BE1, BE8, CO5 & CO21

Shepway Core Strategy Local Plan: DSD

National Planning Policy Framework: Paragraph 17

National Planning Practice Guidance

## APPRAISAL

The main considerations in the determination of this application are design and visual appearance, impact on the amenities of neighbouring occupiers, parking and highways, and the safeguarding of remains of archaeological potential.

## DESIGN & VISUAL APPEARANCE

As referenced above, the proposed first floor side extension and enlarged first floor side window have been designed with matching materials throughout. As a result, the choice of materials is considered to be acceptable. In design terms, the proposed first floor side extension would imbalance the existing symmetry of the front elevation of the house, however it is considered that this change would not be so significant as to have a detrimental impact on the character of the existing house or the streetscene of this part of Ashford Road. Due to the proposal's design with roof forms and lines mirroring the existing two storey element of the house, with materials to match, it is considered that the proposal would not visually dominate or substantially alter the character of the existing dwelling.

The Romney Marsh Local Landscape Area (LLA), in which the application site is located, is the largest LLA designation in Shepway district. The area consists predominantly of an open marshland. Due to the limited presence of tall vegetation or built development beyond the existing settlement, long distance views throughout this area create one of its key characteristics of a remote landscape. It is considered that given the relatively low scale and bulk of the proposal, that it would not result in a significant or detrimental net visual impact nor be inconsistent with the objective of protecting and enhancing the Local Landscape Area. In light of this, it is also considered that the proposal would not adversely impact on the quality and character of the landscape or be detrimental to the site's rural setting within the context of the open countryside. As a result, in design terms the proposal is considered to be in

accordance with saved policies BE1, BE8, CO5 and CO21 of the Shepway District Local Plan and is acceptable with regard to design and visual impact.

#### AMENITIES OF NEIGHBOURING OCCUPIERS

With regard to overlooking, the proposal includes new windows at first floor level to the front, side and rear, in addition to the enlarged full height glazing to the opposite side fenestration. As reference above, the full-height enlarged window would serve a staircase and landing as opposed to a habitable room therefore additional instances of overlooking would be limited and would predominantly fall directly within the application site. Given the relative location of the house within the plot and the significant separation distance between the house and the nearest neighbouring buildings, it is considered that the proposal would not result in any undue additional instances of overlooking to neighbouring properties, and that direct overlooking would fall within the application site itself.

Given the the relatively low scale of the proposal and the house's relative location within the plot and its distant relationships with neighbouring land and buildings, it is considered that a significant or detrimental overshadowing or overbearing/enclosing impact would not be created by the proposal.

In light of the above, the proposal is considered to be acceptable with regard to impact on the amenities of neighbouring occupiers.

#### PARKING & HIGHWAYS

As referenced in the description of the proposal above, the proposal would not result in an increase in the number of bedrooms within the house. In addition, the off-street parking provision to serve the house in the form of the driveway and garage structure would be retained under this proposal. As such, it is considered that the parking requirement and off-street parking provision of the application site would not change and the proposal is therefore considered to be acceptable with regard to parking and would not result in an issue of highway safety.

#### ARCHAEOLOGY

As referenced above, the applicaiton site falls within an area of multi-period archaeological potential. KCC Archaeology were consulted however no response was received. It is considered that the proposed first floor side extension would be of principal concern with regard to the safeguarding of remains of archaeological interest. As the proposed extension is located atop an existing single storey element of the main house, it is considered that the footprint of the building would not be extended and therefore the proposal can proceed without any further controls to safeguard archaeological remains via planning condition. In light of this, the proposal is considered to be acceptable with regard to archaeology.

#### 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: Alex Kalorkoti

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

Name: Alex Kalorkoti      Position: Graduate Planning Officer      Date: 06.06.17

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: Robert Allan                      Position: Major Projects Team Leader      Date: 13/06/17