

## OFFICERS REPORT

**Application No:** Y17/0767/SH

**Location:** The Stones House 73 The Parade Greatstone New Romney Kent TN28 8RE

**Proposal** Section 73 application for the variation of condition 2 and 3 of planning permission Y13/0677/SH for the erection of a detached dwelling, to change the external facade and fenestration of the dwelling.

### ASSESSMENT

Performance data:-

Date application valid:

Applicable 8/13/16 week target date:

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA) ? Y/N

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

Is the application being determined after 26 weeks without a PPA or a PEA? Y/N

### SITE VISIT

Carried out site visit on 12/07/17. The site and proposals were assessed from The Parade.

### SITE

The site is within the defined settlement boundary of Greatstone, and within the locally designated Special Area of Conservation, Special Protection Area and Site of Special Scientific Interest (SSSI).

The application site is positioned to the south of a row of detached properties on the eastern side of The Parade. The application site is adjacent to a flat roofed two-storey dwelling, No.71. To the east and south of the application site are sand dunes and beach, and to the west are detached residential properties.

The dwelling is in the process of being built following approval under application Y13/0677/SH.

### HISTORY

Relevant planning application history:

Y13/0677/SH - Erection of a detached dwelling. Approved with conditions.

A number of small changes have been made to the dwelling and these have been approved under a non-material amendment procedure, reference Y15/0062/NMC and Y16/0031/NMC. These were considered to be minor changes that did not require public consultation.

### PROPOSAL

Planning permission is sought for the variation of conditions 2 and 3 of planning permission Y13/0677/SH. This application was for the erection of a detached dwelling and this Section 73 application seeks to change the external facade and fenestration of the dwelling from that previously approved. The changes proposed are:

#### EAST ELEVATION

- o Canopy removed.

#### NORTH ELEVATION

- o A - Window decreased in height and increased in width,
- o B - Window orientation amended from horizontal to vertical and position relocated,
- o C - Window proportions amended, moved east,
- o D - Facade amended to lean in, similar inset window. The glazing line moved back into the building,
- o E - Balustrade material amended from glass to brushed stainless steel.

#### WEST ELEVATION

- o A - 2 windows removed,
- o B - Window increased in height,
- o C - Window adjusted in size, proportions amended.

#### SOUTH ELEVATION

- o A - Window added
- o B - Glazed door changed to window
- o C - Canopy removed.

#### CONSULTATION RESPONSES

Kent Highways - No comments to make.

Natural England - No comment to make.

Lydd Town Council - Support.

#### REPRESENTATIONS

Neighbours/others: 1 objection received to the principle of the dwelling being built.

#### PUBLICITY

Neighbours notified by letter. Expiry date 17/08/17.

#### RELEVANT POLICIES

Saved Local Plan Review Policies - SD1, BE1, BE8, BE16, HO1, CO11, U1, U4, TR5, TR11, TR12.

Core Strategy Local Plan - DSD, SS1, SS2, SS3.

The National Planning Policy Framework: 2012

#### APPRAISAL

This application is applying to vary the 2013 permission (Y13/0677/SH) which approved a detached dwelling subject to conditions. This application seeks to vary condition 2 (submitted plans) and condition 3 (materials).

All consideration previously assessed at the time of the 2013 application remain relevant and there has been no significant change to local or national legislation that would result in a different conclusion to that previously reached. Therefore all conditions previously applied, unless discharged, will be re-applied to a new permission.

The principle issues to be considered in the determination of this application are the visual impacts upon the streetscene and impact upon the amenities of neighbouring occupiers.

It is proposed the canopy to the roof is proposed to be removed, and this is not considered to cause such significant change in the design which could be harmful to the streetscene. As such, the visual impact of the development is considered to be acceptable in accordance with saved local Plan Review policies BE1 and BE8 of the Local Plan.

The changes proposed are to the window sizes and positions. This application is proposing one additional window to the south facing elevation which would not impact upon any neighbouring dwelling as the dunes are positioned to the south of the application dwelling. The application is not proposing any other additional windows.

The windows to the north facing elevation are proposed to be repositioned and changes to their orientation and size. The bathroom window would be enlarged from previously approved and therefore due to the direction of outlook will be conditioned to be obscure glazed and non opening below 1.7m from the finished floor level. It is considered that all other window changes would not have any greater amenity impact to the neighbouring properties to the north of the site in terms of overlooking as the windows were already proposed to this north elevation under Y13/0677/SH. The application would therefore be in accordance with saved policy SD1 and BE8 of the Local Plan.

There would be no impact upon landscaping or parking as a result of these changes.

## 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 as previously applied under Y13/0677/SH.

## 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:

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

Name: Louise Daniels      Position: Senior Planning Officer      Date: 23/08/17

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: Position: Date: