

OFFICERS REPORT

Application No: Y17/0827/SH
Location: 15 Hardwick Road Folkestone Kent CT20 2NX
Proposal Extension and alteration to roof including formation of a balcony, in connection with providing additional second floor living accommodation.

ASSESSMENT

Performance data:-

Date application valid: 11.07.2017

Applicable 8 week target date: 05.09.2017

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

If Yes, revised 8 week target date: NA

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

SITE VISIT

The site visit was carried out on 25th July 2017. The site and proposals were assessed from the public domain to the front of the property, and the rear garden, access provided by the occupier.

SITE

The application site is situated within the Folkestone settlement boundary. It is within the Area of Special Character. The application building is a large two storey detached dwelling, in a leafy residential area of similarly large detached houses in large plots, and chalet bungalows. The houses are generally bespoke, with no uniform style.

HISTORY

The planning history shows:

- o Extension to form additional room was approved in 1970.

PROPOSAL

The application seeks planning permission for the extension and alteration to the roof including formation of a balcony, in connection with providing additional second floor living accommodation.

The proposal would provide some internal alterations at ground floor to create an open plan kitchen / breakfast room, with a new French door in replacement of the window to open out into the rear garden. The proposal would provide a new first floor staircase leading up to a new bedroom and bathroom in the roofspace. The rooms in the roofspace would be facilitated

by a rear dormer, with a glazed door leading out onto the proposed rear elevation balcony with glass balustrade, which would be over the existing rear projection. The front elevation would feature a catslide dormer with rooflight serving the stairwell, along with two further rooflights serving the bedroom and bathroom respectively.

LOCAL FINANCE CONSIDERATION

In accordance with policy SS5 of the Shepway Core Strategy Local Plan the Council has introduced a CIL scheme, which in part replaces planning obligations for infrastructure improvements in the area. This application is not liable for the CIL charge.

CONSULTATION RESPONSES

Consultation responses are available in full on the planning file.

The main points raised are summarised below, and referred to in more detail in the assessment.

Folkestone Town Council has not commented on the proposal.

REPRESENTATIONS

No representation has been received in response to the publicity for the application.

PUBLICITY

Neighbours notified by letter. Expiry date 2nd August 2017

RELEVANT POLICIES

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

Shepway Core Strategy Local Plan: DSD

NPPF

APPRAISAL

The principle considerations in determining this application are the impact on the streetscene, and on residential amenity.

The streetscene has a mix of styles of dwellings and roof forms, and in this context the proposed modest catslide front dormer and three rooflights, would not have an adverse impact on the visual amenity of the streetscene. It is considered the front roofslope additions are proportionate and would not be dominant, or harm the appearance of the dwelling in views from the public domain. Further to this, the removal of the chimneys would be considered to have a neutral impact.

In terms of residential amenity, the rear garden is very well enclosed by well established high vegetation. There would already be potential overlooking from first floor rear elevation windows; however, the proposed balcony could be more intrusive given the users being out in the open in a loftier second floor position. Nevertheless, the aforementioned boundary screening would limit the impact, as would a single storey rear extension at 17 Hardwick Road, and a single storey addition within the application site along the side boundary with 11A

Hardwick Road. Side privacy screen secured by condition would direct the outlook down the long garden away from neighbouring amenity areas, it is considered with this condition in place in collaboration with the existing boundary treatment, the impact on neighbour amenity would be limited, with no conflict with saved policy BE8.

The proposal would not lead to greater impact of buildings, or loss of landscaping, and as such there would be no conflict with saved policy BE12.

The proposal creates a fifth bedroom. However, there are two off road parking spaces, and plenty of on-street parking capacity as all the properties benefit from off road parking provision. As such, highways would not be a constraint to the proposed development.

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:

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

Name: Paul Howson Position: Senior Planning Officer Date: 05.09.17

Report and draft decision notice amended (if appropriate)

Name: _____ Position: _____ Date: _____

Senior Officer

Report not agreed. Details of further work required as follows:

Name: NR Position: Date:

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: _____ Position: _____ Date: _____