

## OFFICERS REPORT

**Application No:** Y17/0917/SH

**Location:** 25 Priory Close New Romney Kent TN28 8HH

**Proposal** Erection of a single storey front and side extension following the demolition of the existing garage

### ASSESSMENT

Performance data:-

Date application valid: 31.07.2017

Applicable 8/13/16 week target date: 25.09.2017

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 04.08.017

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

### SITE

The application site is located within the settlement of New Romney, on Priory Close which is a residential close characterised predominantly by detached bungalows. The application property is located on the corner plot of Lydd Road and Priory Close, with the front of the property set back from the road by an area of hardstanding which provides off street parking. The bungalow is constructed with dark bricks and tiles with an integral garage situated to the front and side of the property.

The site is within flood zones 2 and 3 as identified by the Environment Agency although it is not shown to be within an area at risk of flooding by the Strategic Flood Risk Assessment when climate change and existing flooding defences are taken into account.

The site is also situated within land of archaeological potential and adjoins a local landscape area.

### HISTORY

There is no relevant planning history for the site

### PROPOSAL

This application seeks planning permission for a single storey pitched roof front and side extension following the demolition of the existing integral garage. The proposed extension would be constructed with brickwork and tiles to match those used in the existing dwelling.

The proposed extension includes the installation of white uPVC doors to the rear elevation, white uPVC windows to the side elevation and two rooflights either side of the roof slope.

Due to the positioning of the dwelling, the existing garage is set back from the road and the elevation facing onto the road but adjoins the existing front door. The proposal seeks to construct the extension in the same position as the existing garage but would increase its height and floor space. There is a gradual slope on site, with the proposed extension being approximately 4.4 metres in height at the lowest point of the slope. The proposed extension would be approximately 7 metres in length and have an approximate width of 5.6 metres. The extension would have a pitched roof but the ridge line would be lower than that of the main dwelling.

#### CONSULTATION RESPONSES

New Romney Town Council - No objection

KCC Archaeology - no comment received. Expiry 22.08.2017

#### REPRESENTATIONS

None received

#### PUBLICITY

Neighbours notified by letter. Expiry 22.08.2017

#### RELEVANT POLICIES

Shepway District Local Plan Review saved policies: SD1 BE1 BE8

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 buildings 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 main dwelling but would match the eaves height of the existing roof. The proposal seeks to replace the existing flat roof garage structure. Due to this, it is considered that the proposal would be a subservient addition to the existing dwelling which would not significantly alter its scale or proportions and the pitched roof replacing the existing flat roof would be a welcomed addition to the property. Proposed materials would match those used in the existing dwelling and are therefore considered to be in keeping with the character of the existing dwelling. The proposed roof would match the pitch of the existing dwelling and is therefore considered acceptable.

Policy BE8 also states that extensions to existing buildings should not have a detrimental impact upon the streetscene. The extension would be located to the front and side elevation of the existing dwelling and would subsequently be visible from Priory Close. Despite its visibility from a public place, the proposal would replace an existing flat roof structure, with the proposed pitched roof design considered to improve the overall appearance of the front and

side elevations. Furthermore, due to the positioning of the existing dwelling, despite being situated to the front and side elevation, the proposal would be set back a considerable distance from the road, with a large area of hardstanding to the front of the property. It is therefore felt; despite its positioning to the front and side elevation, the extension would not be significantly prominent within the streetscene and due to its pitched roof design, would be in keeping with the character of the existing dwelling and would not have a significantly detrimental impact on the streetscene.

#### Amenities of neighbouring occupants

Policy BE8 seeks to protect the amenity of neighbouring occupants, and states that undue loss of privacy through overlooking windows should be avoided. Windows are proposed to be located to the front elevation and doors to the rear elevation of the extension. Due to these being located at single storey level they are not considered to result in significant overlooking to the neighbouring property. The proposed extension would be single storey and is therefore not considered to result in significant overlooking to the neighbouring property. In terms of the proposed rooflights on either side of the pitched roof slope, these are considered to not cause significant overlooking to the neighbouring property due to the bottom of the window being situated approximately 2.62 metres above ground level.

In terms of potential overshadowing to neighbouring properties, the proposed extension would extend no further towards the boundary of the neighbouring property (24 Priory Close) than the existing garage, but would be longer than the existing garage structure, with an overall length of approximately 7 metres. In terms of height, the proposal would be approximately 1.91 metres higher than the existing structure from the lowest point of the ground. Despite the proposal increasing the height and length of the existing garage, it is considered that the extension would not lead to significant undue overshadowing of the neighbouring property due to extending no further towards the neighbouring property than the existing structure and the highest point of the proposed pitched roof being lower than the roof of the main dwelling. In terms of possible impact on the amenity of neighbouring occupants of 23 Priory Close, due to the separation distance between the properties and the elevation facing 25 Priory Close having no windows, it is considered that the proposal would not lead to a significant detrimental impact on the amenity of the neighbouring occupants.

#### Flooding

The location of the site lies within Flood Zones 2 and 3 as identified by the Environment Agency. Since the proposed application is for a household extension, it is not a statutory requirement to consult the Environment Agency in this case. However, as per the Government's standing advice regarding flood risk, confirmation was needed regarding the proposed finished floor levels and the estimated flood level. Email correspondence with the agent received 19th September 2017, confirmed that the proposed floor levels would be no lower than the garage it replaces and would in fact be higher. This will be secured by condition and therefore complies with the government requirements and no further flood resistance measures need to be completed.

#### Parking and highways

The proposed development does not include any changes to the existing access as there is already a driveway providing parking for the property. The proposal would lead to a loss of the garage - however Kent County Council no longer recognises garages to be parking spaces. The proposed development would not result in any additional bedrooms in the property. As such, the proposal is considered to have no impact on parking or highways.

#### 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: I.Hills

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

Name: I.Hills      Position: Trainee Planning Officer      Date: 19.09.2017

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: D.Campbell      Position: DM Team Leader      Date: 25.09.17