

OFFICERS REPORT

Application No: Y17/1003/SH

Location: Old Cutting Canterbury Road Etchinghill Folkestone Kent CT18 8DF

Proposal Increase in height of roof and installation of front and rear dormers to provide additional living accommodation in the roofspace, together with erection of side extension and front porch.

ASSESSMENT

Performance data:-

Date application valid: 15.08.17

Applicable 8/13/16 week target date: 10.10.17

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

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

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

SITE VISIT

Carried out site visit on 13.09.17.

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

SITE

The application site is located within the settlement boundary of Etchinghill and within the Kent Downs Area of Outstanding Natural Beauty. The main building of the application site is a bungalow with pitched roof arranged front-to-back with full side gables. The house is constructed of facing brickwork with a render panel to the front elevation and a concrete tiled roof. There is a single storey detached garage structure to the front of the house which is accessible from a hardsurfaced driveway. The garden area extends to the side/north of the main house and includes Horse Chestnut and Ash trees which are subject to a group Tree Preservation Order (TPO No 09 of 2017).

HISTORY

There is no relevant planning history in relation to this application.

PROPOSAL

The proposal seeks planning permission to increase the height of the roof with a proposed increase in the ridge height from 4.95m to 6.6m above ground level, with the eaves height of the existing house maintained. The proposal also includes the installation of front and rear dormers as part of the provision of additional living accommodation in the roofspace and the erection of a side extension to the north side of the main house, which would carry through the eaves and ridge height of the enlarged main house. The proposal also includes the erection of a front porch canopy with a pitched roof form. The proposed extensions would retain the current arrangement of two bedrooms at ground floor level but would provide for an additional three bedrooms within the new first floor. The front and rear dormers have been designed with pitched roof forms which would sit within the main roof. The finished house would retain and

extend the facing brickwork walls and would have a new clay tiled roof, with matching hanging tiles to the new gable ends and dormer cheeks.

CONSULTATION RESPONSES

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

Lyminge Parish Council were consulted and raised no objection.

REPRESENTATIONS

None received.

PUBLICITY

Neighbours notified by letter. Expiry date 20.09.17

RELEVANT POLICIES

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

Shepway Core Strategy Local Plan: DSD, CSD4

NPPF: Paragraph 17

NPPG

Kent Design Guide: Interim Guidance Note 3

APPRAISAL

The main considerations in the determination of this application are design and visual appearance, amenities of neighbouring occupiers and parking and highways.

DESIGN AND VISUAL APPEARANCE

Although the increase in scale as a result of the proposed ridge height and additional bulk of the proposed roof with dormer additions is noted, it is considered that the pitched roof arrangement of the house would be retained and that this would be carried through to the proposed side extension resulting in the finished development being 'read' as a single enlarged house. In addition, it is considered that the pitched roof forms of the dormer additions and porch canopy would mirror the roof line of the main house and would be subservient to the main roof. As a result, the design of the proposed extensions is considered to be sympathetic to the house and would not result in a significantly detrimental impact on its character or appearance.

The high level of vegetation screening the house from views from the streetscene of Canterbury Road is noted. In conjunction with the relative location of the house, which is set back within the plot, and the design of the proposed extensions, which is considered to be sympathetic to the character and appearance of the house as set out above, it is considered that this would ensure that the finished development would not appear dominant or incongruous in the streetscene.

In light of the above, it is considered that the design and visual appearance of the proposal is acceptable with regard to impact on the character and appearance of the existing house, as well as the streetscene and the wider designation of the Kent Downs Area of Outstanding Natural Beauty.

AMENITIES OF NEIGHBOURING OCCUPIERS

With regard to overlooking, it is considered that this would be of principal concern to the occupiers of the nearest neighbouring property, The Paddock. It is considered that the front dormer extensions, which would serve the three additional bedrooms at the new first floor

level, would result in additional overlooking which would directly fall within the front garden area of the application site itself, with indirect instances of overlooking falling to the front and side of the neighbouring property, which are not considered to constitute private amenity space. Turning to the rear dormer windows, it is considered that overlooking to the neighbouring property would be both indirect and would fall on the furthest extent of the rear garden of The Paddock due to the stepped alignment of the respective houses. In addition, both proposed rear dormer windows would serve bathrooms which are not considered to be habitable rooms from which a significant level of overlooking would occur. In light of this, it is considered that the proposal would not create a significant or detrimental loss of privacy to neighbouring occupiers by way of overlooking.

With regard to overbearing/enclosing presence, the increased scale of the house closest to the common boundary with The Paddock is noted, however it is considered that the 1.65m increase in ridge height would not bear a significant or detrimental impact in this regard due to the diminishing mass of the tapering roof form, and it is noted that the proposed enlarged footprint of the house would extend away from The Paddock and would retain the existing separation distance from the common boundary. In light of this, it is considered that the proposal would not result in an additional overbearing/enclosing impact to the detriment of the living conditions of neighbouring occupiers.

With regard to overshadowing, it is noted that the house is located to the north of the nearest neighbouring property, The Paddock, with a significant separation distance to north. Given the track of the sun, it is considered that any additional overshadowing resulting from the proposal would likely fall within the application site itself and would not bear a significant or detrimental impact on neighbouring occupiers.

PARKING AND HIGHWAYS

As referenced in the description above, the proposal includes the addition of three bedrooms within the new first floor of the house. As a result, the parking requirement of the house would increase. It is noted that the off-street parking provision would remain unchanged under this proposal, with the driveway proposed for retention and resurfacing. The Kent Design Guide: Interim Guidance Note 3 recommends that the resultant 5-bedroom house should be served by two independently accessible parking space in this location and it is considered that the retained off-street parking provision is sufficient to accord with the guidance. As a result, the proposal is considered to be acceptable with regard to parking and would not result in any issues of highway safety.

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: 04.10.17

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: 09/10/17