

OFFICERS REPORT

Application No: Y17/1115/SH

Location: 210 Shorncliffe Road Folkestone Kent CT20 3PQ

Proposal Demolition of existing garage and erection of a side and rear extension, along with increase in roof height to create first floor living accommodation (resubmission of Y16/0941/SH)

ASSESSMENT

Performance data:-

Date application valid: 19.09.2017

Applicable 8 week target date: 14.11.2017

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 18.10.2017

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

SITE

The application site is within the settlement of Folkestone, along the residential road of Shorncliffe Road which is predominantly characterised by bungalows along this part of the road. The application property is a single storey dwelling with an area of hardstanding to the front which provides off street parking. The dwelling is a brick construction which has been rendered and painted.

HISTORY

Y16/0941/SH - Demolition of existing garage and construction of a single storey side and rear extension. Approved with conditions

PROPOSAL

This application seeks planning permission for the demolition of the existing garage and erection of a side and rear extension, along with increase in roof height to create first floor living accommodation. This application is a resubmission of Y16/0941/SH.

Proposed materials would be white painted render to the external walls, plain roof tiles, with white and grey uPVC fenestration. The proposed development would create an additional two bedrooms at ground floor level with a third within the roof space as well as an enlarged living space at ground floor. The proposed development would include increasing the height of the

existing roof to include the side extension within the existing pitch and the proposed rear extension would have a dual pitched roof. The proposal would include two high level roof lights on the east side elevation, three roof lights on the west side elevation (one obscure glazed serving the first floor en-suite, one serving the stairwell and one high level serving the living area) and one roof light window on the rear elevation serving the bedroom.

At the time of the site visit, works had been substantially completed.

CONSULTATION RESPONSES

Folkestone Town Council - no objection

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry 16.10.2017

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 increase the height of the existing dwelling as well as adding a single storey extension to the side and rear with a dual pitched roof. The proposed extension would be large with a depth of approximately 7.4m from the original rear wall. The resultant dwelling would still be a bungalow and, although it would be considerably larger due to the rear extension, it is considered that overall, the proposed extension and alterations would significantly alter the proportions of the building. However, it is not considered that the proposed alterations would be harmful. Proposed materials would be white painted render to the external walls, the roof would be constructed using plain roof tiles. These materials are considered to be in keeping with the character and appearance of the existing building and are therefore considered acceptable. The proposed alterations would include increasing the height of the existing roof to accommodate the side extension within the pitched roof, the proposed rear extension would have a dual pitched roof; these are both considered to be in keeping with the character of the existing roof of the dwelling which has a single pitch. Overall, the proposed extensions are considered to be in keeping with the character and appearance of the dwelling.

Policy BE8 also states that extensions to existing buildings should not have a detrimental impact upon the streetscene; although the rear extension would not be highly visible from a

public place due to its position behind the dwelling, the proposed side extension and increased roof height would be visible from the adjacent highway. The proposed side extension would replace an existing flat roof garage, this is therefore considered to improve the appearance of the dwelling as the use of flat roofs is discouraged due to their poor design. In regards to the increase in roof height, the two neighbouring properties to the east (208 and 206 Shorncliffe Road) have higher roof heights than the application property and have first floor living accommodation. It is therefore considered that this increase in roof height would reflect these dwellings and as such would not have a significant detrimental impact upon the character or appearance of the streetscene.

Amenities of neighbouring occupants

The proposed side and rear extensions would be single storey; it is therefore considered that the proposal would not result in significant overlooking to neighbouring properties. The proposal also involves the creation of a first floor which would include roof light windows. The side roof lights would all either be high level, obscure glazed or serve non-habitable rooms and are therefore not considered to result in significant overlooking. The proposal also includes one non high-level roof light on the rear elevation which gives this bedroom an outlook. The neighbouring property to the east has a rear dormer window so there is already a level of overlooking between properties which is considered acceptable in a built up area such as this. It is therefore considered that the addition of one rear roof light window would not result in an unacceptable increase in overlooking to neighbouring property.

Although the proposed development would increase the height of the roof, as the roof would be pitched and the dwelling would still be a bungalow, it is considered that the proposed development would not result in a significant overbearing impact to neighbouring properties.

Policy BE8 states that extensions to existing dwellings should not result in significant overshadowing to neighbouring properties and single storey extensions should be designed so as to fall within a 45 degree line from the centre of the closest ground floor window of a habitable room of the neighbouring property. The neighbouring property to the east would be separated from the proposed extension by a garage belonging to this neighbouring property. As such, it is considered that there is sufficient space between the proposed extension and the closest habitable room of this neighbouring property to satisfy the 45 degree line and thereby not cause significant overshadowing. The neighbouring property to the west is set back slightly further than the application property and the rear elevation extends past the rear elevation of the application property. Due to the layout of this neighbouring property, it is considered that the proposed extension would also not cause significant overshadowing to this neighbouring property.

Parking and highways

The proposed development would include the loss of the existing garage on site, however, KCC no longer recognise garages as parking space. As such, the removal of this garage is not considered to result in a loss of parking space on site. The property at present has 2 bedrooms and the proposed development would introduce an additional 3 bedrooms to the property. Kent Highways Services IGN3 recommends 2 independently accessible parking spaces for dwellings with 4+ bedrooms, there is one parking space on site at present and the proposed site plans show space for 2 parking spaces once the front of the site has been cleared; there is also provision for on street parking available along Shorncliffe Road. As such, it is considered that there is sufficient parking available to accommodate the proposed development. The proposal includes no alterations to the existing access to the site. Overall, it

is considered that the proposed development would result in any significant 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: B Lennon

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

Name: B Lennon Position: Planning Officer Date: 03.11.2017

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: Position: Date: