

OFFICERS REPORT

Application No: Y18/0049/SH

Location: Flat 1 3 Christ Church Road Folkestone Kent CT20 2SJ

Proposal Erection of a single storey rear extension, following removal of existing conservatory, plus new raised rear flat roof to existing adjoining extension.

ASSESSMENT

Performance data:-

Date application valid: 11.01.2018

Applicable 8/13/16 week target date: 08.03.2018

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

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

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

APPLICANT: Mr R Kurpiewski

AGENT: S Ingleston- SI Chartered Building Surveyors

SITE

The site is located within the residential area of Christ church Road within Folkestone Town. The site is within the settlement boundary and an urban area comprising of traditional Victorian/Edwardian town houses converted in residential flats. The site is flat 1 No.3, which is a tall elegant, traditional semi detached Victorian building positioned midway along the road upon the west side. Flat one is upon the ground floor and has a small garden to the rear.

SITE VISIT

A site visit was carried out on the 09.02.2018. The site was viewed from the rear and garden.

PLANNING HISTORY

None of relevance

PROPOSAL

This application seeks planning permission for the erection of a single storey rear extension, following removal of existing conservatory, plus new raised rear flat roof to existing adjoining extension. The extension would be in the approximate same location as the conservatory to be removed, although larger and internally provide an extension to the living room. Externally it would have a footprint of approximately 17 sqm and be 3.25 metres high to the roof level. It would be constructed with a single ply membrane flat roof and brickwork elevations to match existing and white upvc windows and doors. Roof lights would be fitted within the flat roof area.

The raising of the existing flat roof would be increased by approximately 0.7 metres to a height of 3.25 metres. It would be constructed of a single ply membrane flat roof and brickwork elevations to match existing and white upvc windows and doors.

PUBLICITY

Neighbour letters - Expiry date 08.02.2018.

CONSULTATION RESPONSES

Folkestone Town Council - No comments.

REPRESENTATIONS

None received.

POLICY

Saved Local Plan Review - SD1, BE1, BE8

Core Strategy Local Plan - DSD, SS1, SS3, CSD6

The NPPF: 2012.

The NPPG: 2014.

APPRAISAL

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

VISUAL IMPACT

In siting, the development would be to the rear of the property away from the main public vantage points and therefore have minimal visual impact. The new extension would be sited where an existing conservatory is where the conservatory would be removed to make room for the extension within an L shaped gap. It is considered that there is sufficient space within this area to accommodate the extension without appearing cramped or overintensive and would not visually dominate the rear elevation.

The scale is acceptable being single storey and not unduly tall at 3.5 metres where it would appear subservient and would not visually dominate the dwelling. With regard to design this is also satisfactory where it would make a visual improvement upon the existing conservatory. Whilst it has a flat roof this is considered to be visually acceptable where it is small and single storey and would match the existing flat roof upon the building. The development also proposes good proportions, fenestration layout and in keeping matching external materials. The increase in height of the existing single storey flat roof is acceptable being only a slight increase in height of 0.7 metres and would match existing. Positioned to the rear of the property, this development would be screened from the principle streetscene elevation and only partially visible from access drive to the rear and therefore have minimal visual impact.

It is noted that the conservation area is located to the rear, however given the small scale of the development and the acceptable design and materials the development would not affect the setting of the conservation area and continue to conserve the character and appearance having a neutral affect.

As such, the extensions are considered to be visually acceptable in accordance with saved Local Plan Review policies BE1 and BE8 and the NPPF: 2012.

RESIDENTIAL AMENITIES

Owing to the space separation and intervening gardens and boundary treatment there would be no adverse impacts upon the residents residing to the rear in Castle Hill Avenue properties. There would be no impact to the resident's adjacent to the north at No. 5 Christ Church Road where the extension is upon the opposite side of the property and would have no impact. There would be no impact from the rise in the flat roof area owing to the minimal height change and the separation distance.

The most affected would be those living at 1 Christ Church Road. However it is considered that a conservatory is already in this location where its replacement would not be unduly greater from this extension. Owing to the small scale, height, flat roof form and short projection off the rear elevation it is considered that there would be no overbearing impacts. The 45 degree splay line has been plotted on the plan and shows the extension to fall within it in accordance with saved policy BE8. The extension is also positioned to the north of No. 1 so there would be minimal overshadowing and loss of light. There would also be no overlooking and loss of privacy where there are no side windows proposed with the rear windows looking over the garden area.

Therefore the development is considered to continue to safeguard residential amenities in accordance with saved policies SD1 and BE8 and the NPPF: 2012.

OTHER

Landscaping - There would be no loss of landscaping.

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: JM LING Position: Senior Planning Officer Date: 08.03.2018

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: