

OFFICERS REPORT

Application No: Y18/0121/SH

Location: The Sea Cottage 17 Blackhouse Hill Hythe Kent CT21 5UL

Proposal Increase in height of roof to provide additional living accommodation at first floor.

ASSESSMENT

Performance data:-

Date application valid: 23.01.18

Applicable 8 week target date: 20.03.18

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

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

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

SITE VISIT

Carried out site visit on 16.02.18.

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

SITE

The application site is located within the settlement boundary of Hythe. The main building of the application site is a residential bungalow with a pitched and hipped main roof, finished with slates, rendered walls and uPVC sliding sash windows. The existing house includes a mono-pitched garage attached to the side, a conservatory to the rear/side and a raised decked area to the rear.

HISTORY

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

PROPOSAL

Increase in height of roof to provide additional living accommodation at first floor - The proposal includes an increase in ridge height from 5.3m to 6.6m, with hip-to-gable extensions to the front and rear of the house. Three rooflights would be inserted to the new south-facing side roof slope, with two rooflights introduced to the new north-facing side roof slope. The new front gable would include a uPVC sliding sash window, with a Juliet balcony inserted within the proposed rear gable. In terms of materials, the proposal would be finished with matching slates and uPVC windows, with gable ends finished in cream/pastel Cedral boarding. The additional living accommodation at first floor would provide space for the addition of a third and fourth bedroom, and a bathroom.

CONSULTATION RESPONSES

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

Hythe Town Council were consulted and raised no objection.

REPRESENTATIONS

None received.

PUBLICITY

Neighbours notified by letter. Expiry date 26.02.18

RELEVANT POLICIES

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

Shepway Core Strategy Local Plan: DSD

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

As referenced above, the proposal comprises of a 1.3m increase in the ridge height of the main roof, and hip-to-gable extensions to the front and rear. The extension would provide for additional living accommodation at a new first floor level, which would be served by five rooflights to the side elevations, a new front window and a Juliet balcony to the rear. It is considered that the design of the proposal is acceptable as the resultant enlarged house would have a simple pitched roof design with gable ends to the front and rear. Although this would alter the character and appearance of the house, which is currently a modest hipped and pitched roof bungalow, it is considered that the retention of the eaves height and the simple design of the extension would ensure that the proposal is not harmful to the domestic character of the house and street scene nor would it appear incongruous in the street scene given the adjacent two storey neighbouring properties in Blackhouse Hill.

In terms of materials, the proposal would be finished with matching slates and uPVC windows, which is considered to be an acceptable approach, with gable ends finished in cream/pastel Cedral boarding. The new material proposed is considered to be acceptable and given the texture and tone of the boarding, it is considered that it would not create a clash with the materials and appearance of the house.

In light of the above, the proposal is considered to be acceptable with regard to design and visual appearance as it would not result in any significant or detrimental visual impact on the character or appearance of the house or the surrounding area.

AMENITIES OF NEIGHBOURING OCCUPIERS

With regard to overlooking, it is considered that views from the proposed front dormer window would fall directly within the front garden area of the application site and to the public street scene of Blackhouse Hill, and would not result in any undue loss of privacy to neighbouring occupiers. Turning to the proposed rear Juliet balcony, it is considered that direct overlooking from the rear elevation would fall within the rear garden of the application site itself, with only indirect views to the rear garden areas of neighbouring properties available, which would not fall on the private amenity space closest to the rear elevations of neighbouring properties. In relation to the proposed rooflights, it is noted that three of the rooflights would serve a landing and a bathroom, which are not considered to be habitable rooms from which a significant level of additional overlooking could result. The rear bedroom would be served by two rooflights,

one to each side roof slope, which it is considered would directly overlook the side elevation of the neighbouring properties, 15 and 19 Blackhouse Hill. As such, the proposed rooflights would not directly overlook any private outdoor amenity space and it is considered given the relative location of the proposed rooflights that the proposal would not result in undue loss of privacy as a result of interlooking. In light of this, it is considered that the proposal would not result in any undue loss of privacy to neighbouring occupiers.

With regard to overbearing/enclosing presence, it is noted that the proposed increase in ridge height and hip-to-gable extensions would add to the presence of the main roof of the house, however given that the design has retained the eaves height of the house and the pitched roof design to both side elevations facing neighbouring properties, it is considered that the diminishing proportions of the design of the roof would ensure that the proposal does not result in any significant or detrimental impact on the living conditions of neighbouring occupiers by way of overbearing/enclosing presence.

With regard to overshadowing, it is considered that this would be of principal concern to the occupiers of the neighbouring properties, 15 and 19 Blackhouse Hill. Due to the relative location of the neighbouring properties to the main house of the application site, it is considered that loss of daylight would be of concern in relation to no.15 which is located to the south, and loss of daylight and direct sunlight would be of concern in relation to no.19 which is located to the north of the application site. As noted above, the increase in ridge height and hip-to-gable extensions to front and rear would increase the bulk of the roof. In spite of this, given the aforementioned retention of the eaves height of the main roof of house, and the pitched roof slopes to the side elevations of the enlarged roof, it is considered that the proposal would not cast additional shadow which would fall on neighbouring land so as to create a significant and detrimental impact on the living conditions of neighbouring occupiers.

In light of the above, the proposal is considered to be acceptable with regard to impact on neighbouring amenity.

PARKING AND HIGHWAYS

As referenced above, the proposed additional living accommodation at first floor level would provide space for the addition of a third and fourth bedroom to the main house. As a result, the parking requirement of the house would increase. The Kent Design Guide: Interim Guidance Note 3 recommends that two independently accessible spaces are provided to serve a 4-bedroom house in this location, and it is considered that the retained driveway spaces to the front of the application site would be sufficient to meet the recommended provision. 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: 14.03.18

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: