

Officer Report

Application No.	20/0196/FH
Site Address	Little Thorpe Flat 3 Dixwell Road Folkestone CT20 2JB
Officer Name	Robert Davis
Proposal	To separate the first floor flat (flat 3) and ground floor flat (flat 2) into two two storey dwellings comprising of new maisonettes with separate entrances

Recommendation

Report Number	RD-422770
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	14 September 2020

Report

SITE VISIT

A visit to the application site has been carried out by Officers of the Council. The key features noted are set out within the report.

SITE

The site relates to a detached property originally constructed during the 1920s, with a coach house to the rear, and subsequently divided into four flats. The site overlooks the seafront and is within an established residential area where large detached dwellings predominate. Balfour Gardens lies to the east of the application site.

RELEVANT HISTORY

SH/79/465 Conversion to three flats and one maisonette.

PROPOSAL

The proposal is to convert two flats which occupy the first and ground floors of the dwelling that run the length of the side elevation of the building and fronting Dixwell Road. There is a substantial brick wall

The internal layout would be reconfigured to provide for two maisonettes utilizing the brick chimney stack as a sound break between the two dwellings. In addition the proposal also includes a modest two storey extension to the front of the building to provide additional rooms and access to a basement which would be converted to additional living space.

CONSULTATION RESPONSES

Folkestone Town Council – No objection

RELEVANT POLICIES

Local Plan Review Saved Policies: SD1, HO1, BE1, TR11, TR12

Core Strategy Local Plan: DSD, SS1, SS3

Places and Policies Local Plan Submission Draft: HB1, HB3, HB10, T2, T5

The Submission draft of the Places and Policies Local Plan (February 2018) was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation between February and March 2018. The Plan was submitted to the Secretary of State for independent examination in September 2018. Accordingly, it is a material consideration in the assessment of planning applications in accordance with the NPPF, which confirms that weight may be given to policies in emerging plans following publication (paragraph 48). Based on the current stage of preparation, and given the relative age of the saved policies within the Shepway Local Plan Review (2006), the policies within the Submission Draft Places and Policies Local Plan (2018) may be afforded weight where there has not been significant objection.

Core Strategy Review Submission Draft 2019: SS1, SS3

The Submission draft of the Core Strategy Review was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation between January and March 2019. Accordingly, it is a material consideration in the assessment of planning applications in accordance with the NPPF, which confirms that weight may be given to policies in emerging plans following publication (paragraph 48). Based on the current stage of preparation, the policies within the Core Strategy Review Submission Draft may be afforded weight where there has not been significant objection.

NPPF: Paragraphs 12, 124, 127

NPPG: Paragraph: 006 Reference ID: 21b-006-20190315, Paragraph: 001 Reference ID: 26-001-20140306, Paragraph: 001 Reference ID: 8-001-20140306

APPRAISAL

Principle of development

Policy SS3 of the Core Strategy states that development should be located towards existing sustainable settlements. The application site is situated within a built-up residential area within the settlement boundary of Folkestone.

The proposal would not involve a net increase in the number of dwellings and would add to the quantum of living space.

Design and visual appearance

Policy BE1 of the Local Plan Review states that a high standard of layout, design and choice of materials will be expected for all new development. Materials should be sympathetic to those predominating locally in type, colour and texture.

Development should accord with existing development in the locality, where the site and surrounding development are physically and visually interrelated in respect of building form, mass, height, and elevational details.

The proposed extension is minor in scale to the host building and would be a subservient addition with a hipped roof that would be in accordance with the character of the host building. Minor alterations to the existing elevation to include the replacement of a ground floor window with a new entrance door and the addition of a first floor window would also be in character with the design of the existing building.

The existing access and parking arrangements, with three spaces for the two units would remain unaltered.

It is not considered that the development would have any impact on residential amenity.

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.

PUBLIC SECTOR EQUALITY DUTY

In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

It is considered that the application proposals would not conflict with objectives of the Duty.

RECOMMENDATION

In light of the above and the previous planning consent, 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.

Case Officer:

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

Name: Robert Davis Position: Senior Planning Officer Date: 14/09/2020

Report and draft decision notice agreed and passed to admin to issue decision.

Name: D Campbell Position: DM Team Leader Date: 17.09.20

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Name: Robert Davis Position: Senior Planning Officer

Date: 14/09/2020

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Name: Position: Date:

Recommended Conditions (3)

1

The development must be begun within three years of the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

2

The development hereby permitted shall not be carried out except in complete accordance with the details shown on drawing numbers 229 01A, 229-03A, 229-04A. 229-05.

Reason: For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of saved policy SD1 of the Local Plan Review.

3

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the adjoining existing building unless alternative materials are approved in writing by the local planning authority.

Reason: To ensure that the external appearance of the works when completed do not detract from the appearance of the building or the appearance of the area generally.