

Officer Report

Application No.	20/1638/FH
Site Address	Grove House, Canterbury Road, Etchinghill, Folkestone, CT18 8DE
Officer Name	Natasha McCann
Proposal	Erection of a single storey rear extension

Recommendation

Report Number	RD-423708
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	21 December 2020

Report

Site Visit

Due to the Covid-19 pandemic it was not possible to undertake a site visit in person. However, appropriate assessment was possible via aerial photographs and google street maps.

Site Description

Property is a detached house situated within the built up area of Etchinghill. It is set back from the road with a parking area and garden surrounding the dwelling. The site is set within the Etchinghill conservation area, an Area of Outstanding Natural Beauty and Special Landscape Area.

Relevant site history

No relevant site history.

Proposal

Planning permission is sought for a single storey rear extension measuring 6.9m wide x 3.3m deep x 2.7m high to the proposed flat roof. The rear extension would be set in 0.15m from the boundary of the adjoining neighbour and would align with the original flank wall. The extension would include 1no rear elevation door, 1no rear elevation window and 2no raised rooflights. The application seeks to use materials to match the original dwelling.

Consultation responses

Parish Council: No objection

Representations

One letter of support received; no further comments.

Publicity

The application was publicised in accordance with the regulations.

Relevant policies

Core Strategy Local Plan:

DSD (Delivering Sustainable Development).

Places and Policies Local Plan:

HE1 (Heritage Assets), HB1 (Quality Places Through Design), HB8 (Alterations and Extensions to Residential Buildings), NE3 (Protecting the District's Landscapes and Countryside) and T2 (Parking Standards).

Core Strategy Review Submission Draft 2019:

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. Following changes to national policy, a further consultation was undertaken from 20 December 2019 to 20 January 2020 on proposed changes to policies and text related to housing supply. The Core Strategy Review was then submitted to the Secretary of State for independent examination on 10 March 2020.

Accordingly, it is a material consideration in the assessment of planning applications in accordance with the NPPF, which states that the more advanced the stage that an emerging plan has reached, the greater the weight that may be given to it (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 and NPPG:

The NPPF and NPPG broadly support minor householder development subject to general amenity considerations - Paragraphs 12, 124, 127.

Appraisal

Design and visual appearance

Policy HB1 says, amongst other things, that planning permission will be granted where the proposal makes a positive contribution to its location and surroundings, enhancing integration while also respecting existing buildings and land uses, particularly with regard to layout, scale, proportions, massing, form, density, materiality and mix of uses so as to ensure all proposals create places of character.

Policy HB8 says that alterations and extensions to existing buildings should reflect the scale, proportions, materials, roof line and detailing of the original building and not have a detrimental impact on the street scene, either by themselves or cumulatively.

Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history;
- d) establish and maintain a strong sense of place;
- e) optimise site potential; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with high standards of amenity for existing and future users.

The host site is located within the Etchinghill Conservation Area. Design, visual appearance and impact upon the Conservation Area Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving and enhancing the character or appearance of conservation areas. Policy HE1 states 'The Council will grant permission for proposals which promote an appropriate and viable use of heritage assets, consistent with their conservation and their significance, particularly where these bring at risk or under-used heritage assets back into use or improve public accessibility to the asset.' In this regard, the single storey rear extension would be set to the rear of the dwelling replacing an existing pergola structure and considered to be a subordinate scale against the host property. As such, the single storey rear extension is not considered to appear jarring against the existing setting and would be generally hidden from public view therefore is not considered to result in adverse harm to the conservation area or existing street scene.

The proposed single storey rear extension would measure less than the depth of the rear garden and would not extend beyond the original side elevation, therefore the proposed scale of the extension is not considered to overwhelm the existing site layout and would retain a sense of openness to the rear of the plot which is noted to be an important characteristic of the residential area. Whilst flat roof extensions are not normally supported by policy, the proposed flat roof is considered to be well design and would not be generally visible from a public place given the dense boundary treatment and would serve only as an adjunct to the main building. Therefore, the proposed flat roof is considered an acceptable addition in this instance. The proposed fully glazed door to the east elevation would be located within the envelope of the dwelling which is considered a modest position within the plot and would reflect the proportions of the existing fenestration therefore not found to overpower the rear façade. The use of matching materials would complement the host building and considered to create conformity within the plot whilst preserving the appearance of the conservation area.

Emerging policy NE3 seeks to conserve and enhance the AONB and states that proposals should reinforce the distinctive character of the AONB through appropriate design, scale, setting and materials. The proposed development is considered to complement the host dwelling and will not result in undue harm to the setting of the AONB, to which it resides.

Overall, it is considered that the proposed development would appear in keeping with the overall form, detailing and proportions of the main house and would not cause harm to the existing street scene, conservation area, Area of Outstanding Natural Beauty or character of the area.

Amenities of neighbouring occupiers

Due to the orientation of the site and separation distance from surrounding properties, the proposed extension would not fall within a 45 degree angle from the centre of the nearest ground floor window of a habitable room or the kitchen of the neighbouring properties. As such, the proposed extension would not result in any undue overshadowing or overbearing impact to the adjacent neighbour occupiers. The proposed east side elevation door would not result in any undue overlooking or loss of privacy by virtue of location. On balance, the proposal is considered to safeguard neighbouring amenity and meets the aims of local planning policy in this regard.

Parking and highways

The proposed development would not result in any additional bedrooms within the property, nor would it alter the existing parking or access arrangements on site. As such, the proposal is considered to have no impact on parking or highways.

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.

Duty to cooperate

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service and, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application. In this instance the application was acceptable as submitted.

Recommendation

Taking the above into account, 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: Natasha McCann Position: Planning Officer Date: 21.12.2020

Report and draft decision notice amended (if appropriate)

Name: Helena Payne Position: Strategic Sites Team Leader Date: 21.12.2020

Recommended Conditions (3)

1

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

- Drawing 23836A_01 Site Layout Plan: Received 26th October 2020

- Drawing 23836A_02 Rev PL Existing ground floor and elevation plan: Received 18th December 2020
- Drawing 23836A_03 Rev PL Existing first floor and elevation plan: Received 18th December 2020
- Drawing 23836A_10 Proposed elevation plan: Received 18th December 2020
- Drawing 23836A_11 Proposed floor plans: Received 18th December 2020

Reason: For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of the Places and Policies Local Plan.

3

The materials to be used on the external surfaces of the extension hereby permitted shall match those of the original dwelling in terms of type, colour, and texture.

Reason: In the interest of visual amenity.