

Officer Report

Application No.	23/0362/FH
Site Address	Hillcroft, School Road, Saltwood, Hythe, CT21 4PP
Officer Name	Danielle Wilkins
Proposal	Erection of new front entrance porch

Recommendation

Report Number	RD-431774
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	24 May 2023

Report

SITE

The application site is a detached part single storey, part two storey dwelling on the south west side of School Road. The area is predominantly residential in character but with no uniform design or scale of property. Plot sizes also vary along the road, as does the location of the properties within their plots. The application site and the two dwellings to the north west are all set back from the road.

The application site was recently constructed after gaining planning permission in 2015 (Y15/0514/SH)

RELEVANT HISTORY

Y19/0272/FH - Section 73 application for variation of conditions 2 and 9 of planning permission Y15/0514/SH (Erection of a detached two storey dwelling) to enable an increase in ridge height, additional fenestration, revisions to the ground floor layout and finished materials. Approved

Y18/0051/NMA - Non material amendment for planning application Y15/0514/SH to incorporate a single storey flat roof extension to the rear elevation, revision of the floor layouts and fenestration, and the installation of additional roof lights. Refused

Y15/0514/SH – PP granted for the erection of a detached two storey dwelling.

Y04/0600/SH – Outline PP refused for the erection of a detached dwelling.

PROPOSAL

This application seeks planning permission for the erection of a front porch.

The porch would be located to the north of the existing front projection and would measure approximately 3.2m in depth and between 2.5 and 2.9m in width. It would have a flat roof with a dummy pitch continuing from the front roof slope of the main dwelling with a hipped north edge so as not to obstruct the first floor window.

It would be set back by approximately 0.5m from the principle elevation and be finished in materials to match the host dwelling.

CONSULTATION RESPONSES

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

Hythe Town Council – no objections

REPRESENTATIONS

0 representations received

PUBLICITY

Neighbours notified by letter. Expiry date 27/04/2023

RELEVANT POLICIES

Core Strategy Local Plan:

Places and Policies Local Plan: HB1 HB8 HE2

NPPF & NPPG

APPRAISAL

Design and visual appearance

The proposed front porch would sit beside, and not project further forward than the existing front projection, it would be finished in materials to match the host dwelling and would continue the eaves line and roof pitch of the front roof slope, while a section of the roof would be flat (in order to prevent obscuring the first floor window) this would be disguised by the dummy pitch. It is therefore considered that the proposed front porch would sit comfortably on the host dwelling and not result in any significant harm to its character.

The streetscene has no overriding character, made up of dwellings of varying design and size set in a plots that vary significantly in size. It is therefore considered that the proposed porch would not result in any significant harm to the character and appearance of the wider area.

Amenities of neighbouring occupiers

The proposed porch would be single storey and be set beside the existing front projection and would therefore not result in neighbouring amenity impact to the residents to the southeast.

Turning to the neighbouring residents to the north, at White Brick Cottage, no side windows are proposed and owing to the existing 2m high close boarded fence, together with the existing garage

at the neighbouring dwelling the proposed porch would not have any impact on these neighbouring residents.

The proposal is therefore considered to safeguard the amenities of neighbouring residents.

Parking and highways

The proposed porch would occupy one parking space, however, owing to the nature of the site, set back such a distance from the highway, there is more than adequate off-street parking remaining for the residents of the site. It is therefore considered that the proposal would not result in harm to parking or highway safety.

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.

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, 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.

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 following approved drawings and documents: 20230306-2, 20230306-4, 20230306-5 and 20230306-7

Reason:

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

3

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those on the existing building in terms of type, colour and texture.

Reason:

In the interests of visual amenity.