

Officer Report

Application No.	23/0847/FH
Site Address	5 Fairlight Road, Hythe, CT21 4AD
Officer Name	Lizzy Nash
Proposal	Proposed two storey extension and loft conversion

Recommendation

Report Number	RD-432217
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	17 July 2023

Report

Site

The proposal dwelling (5 Fairlight Road) is a large detached two storey dwelling with a semi-detached double garage. Fairlight Road has a mix of dwellings with different characters and forms, however all are detached properties in large curtilages with at least 1m separating the dwellings. Many of these properties have been altered since construction with evidence of extensions and loft conversions, with dormers being a feature throughout the street scene. Due to the Roads location on a hill the dwellings to the North are set at a higher level than those in the South, resulting in a significant change in levels between dwellings. 5 Fairlight Road is a dwelling with a strong sense of character with a bay window to the front with the front door set back within the front elevation creating an arched porch. Parking is provided within the front elevation of the dwelling with two parking spaces in front of the existing garage. The proposal site is within both an SSSI Impact Risk Zone, Archaeological Notification Area and Special Character Area.

Site History

83/0269/SH – Erection of an extension – Approved

SH/77/0188 – Demolition of garage/erection of double garage – Approved

Proposal

The proposal includes several extensions and alterations to the existing dwelling. The largest of which is the second storey side extension over the existing garage, this would be an increase in width of approximately 5.33m at the second storey. In addition to this the overall height of the roof would be increased by 0.66m and two dormer windows added to the front elevation of the roof to achieve a loft conversion. These dormers would have a hipped roof form and match their materials to the existing dwelling.

The rear of the property would also be extended by an overall depth of 4.2m. This would be achieved through both a two-storey extension and two single storey additions. The two-storey

extension would project from the rear elevation of the dwelling by approximately 2m and take the form of two hipped gable projections, allowing for the rear roof slope to have an additional dormer window. At the ground floor level one smaller projection with a pitched roof reflects the existing rear extension and would project from the two-storey extension an additional 1.36m. The second single storey extension would be of a flat roof with a large lantern skylight and project from the second storey extension by 4.2m. All of the proposed materials would match those found on the existing dwelling with red facing brick used at the first-floor level and white render to the second and dormers with matching red tiles for all of the roofs.

Consultation Responses

Consultation responses are available in full on the planning file.

Hythe Town Council – No Objection

Representations

No representations received.

Publicity

Neighbours notified by letter. Expiry 07/07/2023

Relevant Policies

NPPF and NPPG

Paragraph 130, 126, 111

Places and Policies Local Plan (PPLP):

HB1

HB8

Appraisal

Design and Visual Appearance

Under policy HB1 proposed development should make positive contributions to the surrounding area to create places of character, while respecting the scale, proportions, character and materiality of the existing dwellings. More specifically for alterations and extensions to existing buildings, proposals should avoid resulting in detrimental impact on the street scene either by themselves or cumulatively. To protect the visual quality of the street the width of the extensions should be less than or equal to half that of the original frontage of the building, aim to be subordinate to the building with complementary materials and the fenestrations. The policy also addresses directly loft conversions requiring dormer extensions. Dormers should in proportion to the existing roof, avoiding a top-heavy or flat-roofed appearance. This is particularly important when they are located within the front elevation of the building, where harm to the character of the dwelling would be most visible within the street scene.

The proposal has several elements the largest of these are the changes to the front elevation of the dwelling. The largest of these changes is the second storey side extension over the existing flat roofed garage. This extends over the garage by approximately 5.33m, from the available aerial photography and planning history for the site the garage is a later addition to the dwelling and therefore not part of the original building. Considering this the original width of the dwelling would measure a total of 7.45m. Therefore, the proposed second storey addition would exceed half the width of the front elevation by approximately 2.11m. This would result in additional bulk being

added to the side elevation of the dwelling, that would be widely visible within the street scene of Fairlight Road.

In addition to the side extension the proposal includes a loft conversion, this would result in the roof height of the dwelling being increased by approximately 0.68m. The roofs pitch and overall hipped appearance would be retained with the proposed materials matching that of the existing dwelling. The proposed dormers to the front elevation while not in alignment with the existing fenestrations, would be centrally located within the roof slope with hipped roofs to reflect the main roof. The dormers would be significant additions, however due to the increase in width they would appear appropriately proportioned and avoid a top-heavy appearance. In addition to this there is evidence within the street scene for dormers to the front elevation of the dwelling, most notably at 9, 11 and 27 Fairlight Road. The use of matching materials further allows the additions to appear within the character of the original dwelling.

Considering this the overall impact of the proposed side extension, increase in roof height and the introduction of two dormers to the front elevation would have a limited impact on the aesthetic appearance and character of the street scene. While being sufficiently reflective of the character and appearance of the original dwelling. Therefore, the proposal would meet the requirements of HB1 and HB8.

In addition to the extensions visible from the front elevation, the proposal also includes several rear extensions. The largest of which extends at two storeys and would project from the original dwelling by approximately 2m over the existing single storey addition. The roof form would take the form of two hipped sections with a drainage gully in between, this is to allow for a dormer to be added to the rear roof slope. The proposal would use matching materials which allow the extension to appear sympathetic at the first and second floor level. In addition to the two-storey rear extension the proposal also includes two single storey extensions. The smaller extension that would extend from the two-storey element by approximately 1.36m is reflective of the existing rear extension with large patio doors and a pitched roof. The larger flat roofed element would have a large lantern skylight and project approximately 4.20m from the two-storey element. Although these elements result in a cluttered rear, they would be of matching materials and would not be visible from a publicly accessible vantage point. Therefore, on balance they are considered to be acceptable in terms of appearance and scale.

Residential Amenity

The proposed extensions to 5 Fairlight would have an impact on the residential amenity of several of the neighbouring occupants within the surrounding area. Most notably the properties to the North and South of the proposal dwelling. The property to the North of the dwelling 7 Fairlight Road is set back from the front elevation of the proposal dwelling with a significant levels changes between the two properties. When calculated the 45 degree to the nearest habitable window in the rear elevation of 7 Fairlight Road was found not to be violated. This in addition to the large existing hedge would prevent the proposal from increasing levels of overshadowing or overlooking. Therefore, the proposal would not result in harm to the residential amenity of this neighbour.

Similarly, the dwelling to the south of the proposal site 3 Fairlight Road would not have its rear habitable windows 45 degree violated by the extension. The boundary treatment here is a large mature hedge that would prevent any overlooking or inter-looking from the proposed slim high-level windows. However, due to the side extensions being within 1.12m of the boundary it is likely that the property could experience some level impact from the proposed development. Therefore, to

ensure that the privacy of 3 Fairlight is ensured, it is appropriate to impose a condition requiring that these windows be obscure glazed and non-opening. There are also two windows within the second storey of the south elevation of this dwelling that would experience a change in outlook relating to the proposal. The proposed side extension would pitch away from this neighbour and it is noted that the additional windows within this elevation would not serve habitable rooms. In light of this the impact on the amenity of this neighbour is not considered to be significant.

The proposal would introduce three additional windows into the front elevation of the dwelling. These are the two dormers at the second storey and an addition window within the side extension. While these would increase inter-looking between the proposal property and the property to the East 6 Fairlight Road, due to a separation distance of approximately 29.8m and the existing levels of inter-looking experienced between the front elevations of these dwellings, there would not be a significant change in the residential amenity of this dwelling.

Considering the above the proposal would not give rise to excessive levels of overshadowing, inter-looking or loss of outlook. Therefore, the residential amenity of current and future neighbouring occupants is preserved and the proposal would achieve both HB1 and HB8.

Archaeology and SSSI

The site is within both an Archaeological notification area and SSSI impact risk zone, however due to the minor scale of the development mitigation measures are not required.

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

Considering the above, it is considered that the proposal should be granted planning permission as it is considered a sustainable development that complies with the Places and Policies Local Plan and the NPPF and is 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 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 drawings and documents:

Site Location & Existing Block Plan

Proposed Block Plan

Application Form

22107 MAID 06-Proposed Second Floor Plan

22107 MAID 05-.Proposed Floor Plans

22107 MAID 07-.Proposed Elevations

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 development shall be carried out in accordance with the details of materials as specified in the application, unless otherwise agreed in writing by the local planning

authority.

Reason: In the interest of visual amenity