

Officer Report

Application No.	23/1364/FH
Site Address	259 Dover Road, Folkestone, CT19 6NT
Officer Name	Macey Douglas
Proposal	Enlarged front and rear dormers to replace existing

Recommendation

Report Number	RD-432922
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	23 October 2023

Report

Site

The application site is situated to the western side of Dover Road within the settlement boundary of Folkestone and features a two-storey semi-detached dwelling with a hipped roof dormer to the front roof slope and a flat roof dormer to the rear. The property is finished in cream render and features white uPVC fenestrations throughout. To the front of the dwelling and side there is an area of hardstanding suitable for a minimum of two vehicles.

Site History

Y06/1394/SH - Erection of a two storey rear extension following demolition of part of existing single storey rear extension. - Approved with conditions

Proposal

Planning permission is sought for the enlargement and alterations to both the dormer window to the front roof slope and to the rear roof slope.

The dormer to the front roof slope would go from a hipped roof to a gable front. The dormer would increase in its depth by 1.80 metres with an additional 1.00 metre in height and 1.05 metres in width.

Turning to the alterations to the dormer to the rear roof slope, the form would remain flat but it would increase in height by 1.00 metre, with an additional 1.15 metres in width and 0.35 metres in depth.

The proposal would also include the addition of one new roof light to the front roof slope and one to the rear.

Both the dormers would be finished in light grey cladding with uPVC fenestrations.

Consultation Responses

All consultation responses available on file
Folkestone Town Council – No objection

Representations

No representations have been received.

Publicity

Neighbour Letters Sent Expiry 12/10/2023

Relevant Policies

NPPF and NPPG:

The NPPF and NPPG broadly support minor householder development subject to general amenity considerations – Paragraphs 12, 126, 130.

Places and Policies Local Plan (2020):

HB1 (Quality Places Through Design), HB8 (Alterations and Extensions to Buildings), NE3 (Protecting the Districts Landscapes and Countryside), T2 (Parking Standards)

Core Strategy Review (2022)

Appraisal

Design and Visual Appearance

The proposed enlargement and alteration in term of the design to the former window to the front roof slope would be of a similar roof form to the dormer featured on the neighbouring property of no. 261 Dover Road. Whilst the scale of the dormer would be increased and would add an additional level of mass to the front roof slope, it is not considered that this would be harmful enough to the visual appearance of the host dwelling or the street scene to warrant refusal in this instance.

Turning to the proposed enlargement of the existing dormer to the rear roof slope, given that it would not be too dissimilar in design and scale to the existing flat roof dormer to the rear it is not considered that this would result in harm to the appearance of the host dwelling. As well as this, given that it would remain out of site from any public vantage points given its location to the rear, the proposed enlargement to the rear dormer would not have an impact upon the street scene of Dover Road.

Turning to the proposed materials, whilst there is no weatherboarding present within the host dwelling there are several examples of this within the street scene with the most notable being the adjoining dwelling of no. 261 Dover Road. Therefore, whilst it would not replicate any materials used within the host dwelling it is not considered that the introduction of weatherboarding would result in harm to its appearance or the wider street scene.

The proposal would also include the addition of two new rooflights. Given that these are minor features it is not considered that these would have a harmful impact on the visual appearance of the host dwelling or wider street scene.

On balance the proposed works are considered to be acceptable.

Residential Amenity

The alterations to the dormer windows to both front and rear roof slope are not considered to result in any harm to the residential amenity by way of a loss of privacy through inter-looking or overlooking given that no new openings would be introduced. As well as this the proposed dormers due to their design would not result in a loss of light or overbearing impact upon neither neighbouring occupant to both no. 257 Dover Road to the South and the adjoining neighbour no. 261 Dover Road.

The proposed rooflights (one to front and one to rear) given their orientation would not provide any opportunities for overlooking or interlooking and therefore no loss of privacy would occur as the result of the addition of two new rooflights.

The proposed works would be acceptable in terms of residential amenity.

Parking

The application site already benefits from a sufficient area of hardstanding for a minimum of two off street parking spaces. Whilst the proposal would lead to an increase in the number of bedrooms, given the existing parking arrangement it is considered that the proposal is acceptable in terms of policy T2.

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.

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.

Recommendation

Taking the above into consideration, it is considered that the proposal is sustainable development which complies with the 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:

EMA-2023-04-02 -REV 01- Proposed Layout Plans & Elevations - received 30/08/2023

EMA-2023-04-01-REV 01 - 259 Dover Road Rev01.Existing Layout Plans & Elevations - received 30/08/2023

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 hereby approved shall be carried out in accordance with the details of materials as specified in the application form received 30/08/2023.

Reason:

In the interests of visual amenity.