

Officer Report

Application No.	23/1927/FH
Site Address	22 Minter Avenue, Densole, Folkestone, CT18 7DS
Officer Name	Macey Douglas
Proposal	Single storey rear extension with roof light over. Dormer to side elevation and raising roof of existing attached garage.

Recommendation

Report Number	RD-433870
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	26 February 2024

Report

Site

The application site is situated within Densole which is located within the Kent Downs National Landscape Area (formally AONB). The property is a chalet bungalow which is finished in facing brickwork with concrete tiles and white uPVC fenestrations. To the side of the property there is an existing carport and detached garage. To the rear of the property there is an existing uPVC conservatory.

Site History

No recent or relevant planning history

Proposal

Planning permission is sought for the addition of a single storey rear extension and dormer to the western roof slope of the host dwelling as well as the raising the height of part of the existing attached garage.

The proposed single storey extension would feature a flat roof lantern. It would replace the existing conservatory to the rear of the property and would extend across the entire width of the host dwelling. It would not exceed the depth of the projection of the existing attached garage. The single storey extension would be finished in painted cream render with uPVC fenestrations throughout.

The proposed dormer would be set down from the roof ridge by 0.80 metres and away from the eaves of the roof by 1.00 metres. It would be finished in matching uPVC fenestrations and tiles which would match the roof of the existing host dwelling.

The height of the garage would increase by 0.50 metres at its highest point and would be finished in materials to match the existing structure.

Consultation Responses
Swingfield Parish Council – No objections

Publicity
Neighbour Letters Sent Expiry 01/02/2024
Site Notice Expiry 24/01/2024

Representations
No representations received

Relevant Policies
NPPF and NPPG:
The NPPF and NPPG broadly support minor householder development subject to general amenity considerations – Paragraphs 12, 131

Places and Policies Local Plan (2020):
HB1 (Quality Places Through Design), HB8 (Alterations and Extensions to Buildings), NE3 (Protecting the Districts Landscapes and Countryside)

Core Strategy Review (2022)

Appraisal
Design and Visual Appearance

The proposal features the addition of a flat roof rear extension following the removal of the existing conservatory to the rear of the property. The proposed rear extension is considered to be of an acceptable scale and would appear as adjunct to the existing property. The extension would be finished in materials to match the host dwelling.

Whilst flat roof extensions are not widely supported by the PPLP, given that the modest scale of the extension, which would not be visible from the wider street scene of Minter Avenue it is not considered that the flat roof form would be of an unacceptable visual harm to the character and appearance of the property and the surrounding area. The addition of a roof lantern would also add an element of interest to the roof of the proposed extension. Turning to the proposed choice of render to the rear extension whilst this has not been used elsewhere within the host dwelling, there are many examples of cream render used within the street scene of Minter Avenue and therefore it is not considered that its use would be out of character with the street scene.

Minter Avenue is made up chalet bungalows, many of which have been altered and extended previously. Many feature dormer windows, all of varying designs and scales. The proposed dormer, whilst visible from the street scene, is considered to be of a small scale which would not add significant bulk or overwhelm the roof slope. Further to this, the dormer by virtue of its hipped roof design, use of appropriate materials, and small-scale nature would result in an acceptable design which would be appropriate to the host dwelling as well as the wider street scene.

Turning to the proposed height increase to the garage, whilst it would result in an entirely flat roof rather than a sloping roof, the garage would not have a dissimilar appearance from the street scene given that it would be the rear part of the garage which would be altered. Therefore, it is not considered that the additional height and alteration to the roof of the garage would result in harm to the appearance of the host dwelling or wider street scene.

Policy NE3 of the PPLP seek to conserve and enhance the National Landscape Area (formally AONB) and states that proposals should reinforce the distinctive character of the National Landscape Area (formally AONB) through appropriate design, scale, setting and materials. The proposed development is considered to complement the host dwelling and would not result in undue harm to the setting of the National Landscape Area (formally AONB).

Residential Amenity

The proposed height increase to the existing garage as well as the addition of the single storey extension would not contravene the 45-degree angle when measured from the nearest habitable window of no. 20 Minter Avenue. When measured from the neighbouring property to the east, no. 24 Minter Avenue, the proposed extension, and the increase in height to the existing garage would not result in a loss of light as it would not contravene a 45-degree angle when measured from the nearest ground floor habitable window.

No side openings in either the garage or the proposed rear extension have been proposed. Therefore, the proposed increase in height to the existing garage as well as the newly proposed rear extension would not provide in an opportunity for interlooking and overlooking and therefore would protect the privacy of neighbouring occupants.

Turning to the proposed dormer to the western roof slope, this would not face any openings and would have an obscure glazed window as it would serve a bathroom. Therefore, it is not considered that the proposed dormer would result in harm to the amenity of neighbouring occupants by way of a loss of privacy through interlooking and overlooking.

The proposed development as a whole is not considered to result in harm to the residential amenity of neighbouring occupants by way of a loss of light, overbearing impact or loss of privacy through opportunities for interlooking and overlooking.

Parking and Highways

No additional bedrooms have been proposed and the proposal does not include the loss of the garage. Adequate parking would remain on site as a result of the proposed development.

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 (4)

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:

235113 Proposed Floor Plans with garage and car port - received 12/02/2024

REV 23511A-Existing & Proposed Elevations & Floor Plans - received 07/02/2024

23.551.1.A Proposed Location & Block Plan - received 03/01/2024

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 30/11/2024 both in colour, type and texture.

Reason:

In the interests of visual amenity.

4

Notwithstanding the detail contained on the approved plans, before the development hereby permitted is first used, the dormer window on the western roof slope shall be obscure glazed to not less than the equivalent of Pilkington Glass Privacy Level 3, and these windows shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above inside floor level and shall subsequently be maintained as such.

Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of neighbouring occupiers.