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Planning Statement

125 Seabrook Road, Hythe, Kent, CT21 5RB

Introduction

This Planning Statement is submitted in support of the retrospective planning application for an outbuilding (the proposed development) at 125 Seabrook Road, Hythe, Kent, CT21 5RB (the site).

The submitted planning application comprises the following in addition to this covering letter which forms a Planning Statement.

- Application Form
- Drawings:
 - 125-00-01 Proposed Plans and Elevations of Outbuilding
 - 125-00-02A Existing and Proposed Side Elevations 1
 - 125-00-02B Existing and Proposed Side Elevations 2
 - 125-00-03 Existing Site / Block Plan
 - 125-00-04 Proposed Site / Block Plan 1
 - 125-00-05 Proposed Site / Block Plan 2
 - 125-00-06 Location Plan

Proposed Development

The proposed development involves the construction of a garden outbuilding to be used incidental to the main dwellinghouse as a sunroom / games room.

The proposed outbuilding will be 4.86m in width and 3.15m in depth.

The mono-pitched roof will have an eaves level of 2.6m and 2.8m and a maximum height of 3m.

The outbuilding is timber clad with anthracite grey UPVC doors and windows.

The outbuilding is approximately 3.5m from the rear of the dwelling and between 0.5m and 1m from the boundary of the curtilage.

Site Location and Description

The application property consists of a detached bungalow which is located on the northern side of Seabrook Road.

The immediate area generally consists of dwellings which are predominantly two storeys in height, although the neighbour to the west is a bungalow with rooms in the roof.

Adjoining to the property to the east is an access way which leads to open space to the north of the property.

To the rear of the site is a pumping station and covered reservoir.



Application property in street scene

The dwelling is located within an area of archaeological notification and a site of special scientific interest- Impact risk zones.

Planning History

The dwelling was subject to an application for a Certificate of Lawful Development for the part demolition of the existing garage and erection of a side extension (Ref: 21/2437/FH) which was approved in January 2022.

No other previous applications were identified.

Development Plan and Planning Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. This represents the starting point for assessing the development prospects for a site or property.

The Development Plan context in Hythe is provided by the Folkestone & Hythe Core Strategy Review (2022) and the Places and Policies Local Plan (2020). The Proposals Map confirms that the site is partly within the Land Stability Policy Area.

The approach adopted in this Statement is based on the following stages:

1. the provisions of the Development Plan are firstly identified so far as material to the proposed development;

2. an assessment is made as to whether the proposed development conflicts with the Development Plan provisions; and
3. if conflict is identified material considerations are assessed to determine whether they should apply and counteract the conflict with the plan.

The following policies of the Local Plan are considered to be of most relevance to the proposed development:

- SS1 'District Spatial Strategy'
- HB1 'Quality Places Through Design'
- HB8 'Alterations and Extensions to Buildings'
- NE6 'Land Stability'
- CC2 'Sustainable Design and Construction'
- CC3 'Sustainable Drainage Systems (SuDS)'

These are discussed in more detail below.

The Government's National Planning Policy Framework (September 2023) (the 'NPPF') is a material consideration in the assessment of development proposals. The Framework confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.

This is discussed below, with particular emphasis on the guidance on design.

Planning Considerations

The following assessment considers the relevant Development Plan policies identified in the preceding section and the degree to which the proposed development complies with their provisions or not as the case may be.

From a review of the Development Plan and pre-application response it is considered that the following planning issues are material to the determination of the application.

- Principle of Development;
- Design and impact on the character of the area;
- Impact on neighbouring amenity and standard of accommodation;
- Highways, access and parking; and
- Sustainability and drainage

Principle of Development

The District Spatial Strategy (Core Strategy Policy SS1) encourages development within the urban areas.

Extensions to existing dwellings and domestic outbuildings can facilitate additional and enhanced living space for improved living conditions for occupants.

They are therefore considered acceptable in principle subject to ensuring a high-quality neighbourly design and the considerations as outlined below.

The proposed summer house and lounge area will be for the personal enjoyment of the occupants of the dwellinghouse and therefore will be incidental to the enjoyment of the dwellinghouse.

Design and impact on the character of the area

In respect of design considerations Paragraph 126 of the NPPF confirms that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 states that planning decisions should aim to ensure that developments function well and add to the overall quality of the area; establish a strong sense of place; optimise the potential of the site to accommodate development; are sympathetic to local character and history, and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Paragraph 134 advises that significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

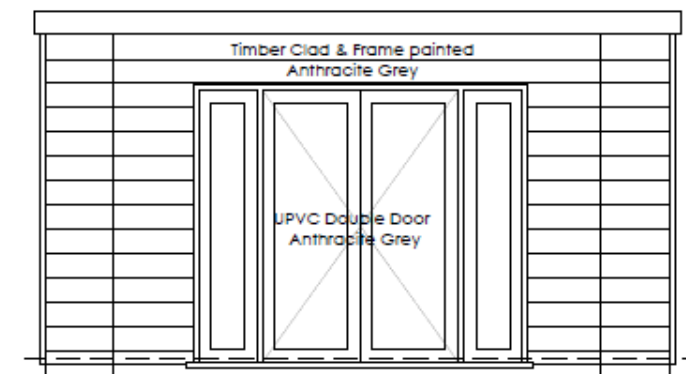
In this respect the NPPF offers support to the proposed development which is of a high-quality design and will have not have any detrimental impact on the character of the area.

More locally, Local Plan Policy HB1 states 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 states that buildings alterations and extensions should seek to 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.

In this respect, the proposed outbuilding sits behind the host dwelling and is not visible behind the dwelling.

The proposed outbuilding is constructed of timber cladding and has the appearance of a domestic shed, as shown below:



In addition, the site sits within an area which is characterised by numerous other outbuildings, as shown below:



These other outbuildings include two in the neighbouring property and the surrounding area includes outbuildings which are larger than the application proposal, including one of two storeys, below, and others of similar appearance to the proposed development.



The proposed outbuilding is subservient to the main house and occupies a small percentage of the rear garden. In addition, it is lower in height than the pumping station behind.

The proposed outbuilding only needs planning permission due to its location adjacent to the boundary of the curtilage and being over 2.5m in height. However, as discussed below, there are no amenity impacts.

Therefore, there are no considered to be any conflicts with any design policies.

Impact on neighbouring amenity and standard of accommodation

Local Plan Policy HB1 seeks to ensure development does not lead to an adverse impact on the amenity of future occupiers, neighbours, or the surrounding area, taking account of loss of privacy, loss of light and poor outlook.

In addition, Policy HB8 states that alterations and extensions should protect the residential amenity of the occupants of neighbouring properties and ensure avoidance of unacceptable overlooking and inter-looking.

In this respect, the proposed outbuilding is a single storey with a maximum height of 3 metres and will have no impact on the outlook from either the host property or from neighbouring properties. There are no neighbouring facing windows to the outbuilding and there are no adjoining gardens adjacent to the outbuilding.

As the application site has no adjoining neighbours to the north or east. Therefore, although higher than the fence, the proposed outbuilding will not result in any overshadowing of any neighbouring gardens.

Therefore, there are no amenity impacts as a result of the proposed development.

Highways, access and parking

The proposed development seeks an outbuilding to the rear of the dwelling in an area which is not accessible to vehicles.

There is therefore no impact on the parking arrangements for the property and must be acceptable in highways terms.

Sustainability and drainage

Policy NE6 confirms that where proposals affect land where instability is suspected, any planning application must be accompanied by a Phase 1 desktop land stability or slope stability risk assessment report which:

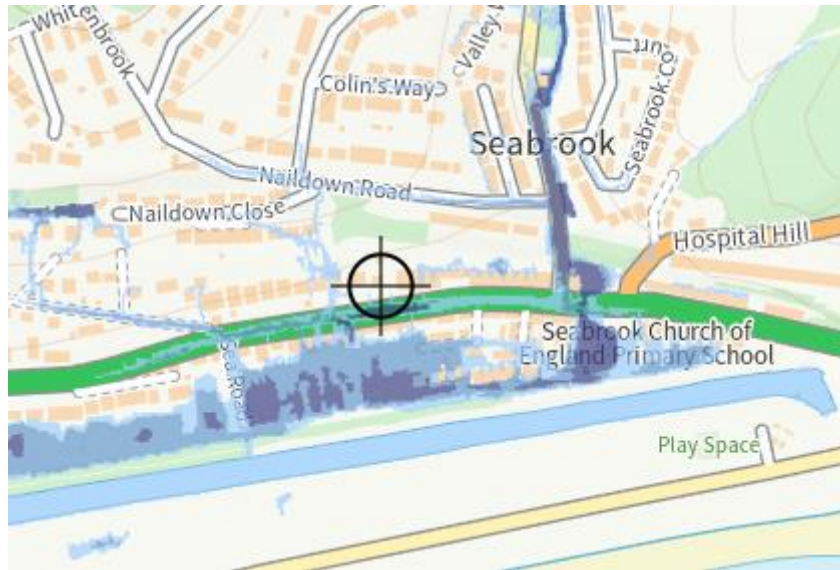
- 1. Identifies and assesses the degree of instability;*
- 2. Identifies the measures required to mitigate against any risk identified in point 1 (above);*
- 3. Specifies routine monitoring (as appropriate); and*
- 4. Addresses the need for formal environmental assessment arising from any stabilisation works. The Council will look favourably on schemes that can bring unstable land back into use, subject to other planning and viability considerations.*

However, the outbuilding is constructed as a lightweight structure without foundations on an area which already contained hard landscaping. In this respect, there will no issues in relation to land stability.

Local Plan Policy CC2 seeks sustainable design and construction and in this respect, the proposed outbuilding is constructed of sustainable materials.

Local Plan Policy CC3 seeks to encourage sustainable drainage.

In this respect, the application site is not in an area at risk from flooding and is also shown on the Environment Agency Flood Map to be of no risk of surface water flooding, as shown below:



In addition, there is no change to the amount of hardstanding.

In this respect, there is no material impact on the flood risk or drainage within the site.

Conclusion

An assessment of the relevant planning policies in the adopted Development Plans confirms that there is no conflict with their provisions and that the statutory test imposed by Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004 is met.

The National Planning Policy Framework is a material consideration in the assessment of the development proposal. An assessment of the Framework in terms of design, heritage, transport and making more effective use of land confirms that the proposed development is consistent with national planning policies and this provides further support for the application.

The above confirms that:

- The proposed design is compatible with the local area and will have no impact on the character of the area.
- The proposed development will not have any material impact on the amenity of neighbours.
- There are no technical impediments to the granting of planning permission.

In conclusion, this assessment confirms that the development proposal accords with the provisions of the Development Plan and as a consequence a presumption in favour of a grant of planning permission is derived.

Material considerations in the form of the NPPF provides further support to support a grant of planning permission.

Jeremy Butterworth BSc (Hons) MA MRTPI