

Officer Report

Application No.	24/0093/FH
Site Address	15 Grange Road, Saltwood, Hythe, CT21 4QS
Officer Name	Danielle Wilkins
Proposal	Proposed ground floor side extension

Recommendation

Report Number	RD-434126
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	27 March 2024

Report

SITE

The application site is a detached dwelling on the northern side of Grange Road, the dwelling has a hipped and pitched plain tiled roof and is finished in facing brickwork with UPVC fenestration. There is a flat roofed porch to the front of the dwelling and an existing flat roofed extension wrapping around the north-eastern corner of the dwelling, it is not clear if this is original or a later addition.

The site is located within the village of Saltwood, within the settlement boundary and conservation area.

RELEVANT HISTORY

22/1604/FH - Garage conversion into habitable space to include internal alterations and new doors & windows. Two parking spaces including retaining structure. Approved with conditions

22/1059/FH - Garage conversion into habitable space to include internal alterations and new doors & windows. Two parking spaces including retaining structure. Erection of new garden shed. Refused

CH/8/73/319 – Demolition of existing and erection of 2 detached houses. Approved with conditions

PROPOSAL

This application seeks planning permission for the erection of a single storey side extension to adjoin the existing wraparound flat roofed structure.

The extension itself would be flat roofed, finished in materials to match the host dwelling and measure approximately 2.2m in length, 0.8m in width and 2.3m in height. A slight height increase of approximately 0.1m is proposed to existing side/rear extension.

Internally, the proposal would create more living space at ground floor.

CONSULTATION RESPONSES

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

Saltwood Parish Council – no comments received

REPRESENTATIONS

0 representations received

PUBLICITY

Neighbours notified by letter. Expiry date 29/02/2024

Site notice displayed. Expiry date 01/03/2024

Press Advert. Expiry date 14/03/2024

RELEVANT POLICIES

Core Strategy Local Plan:

Places and Policies Local Plan: HB1 HB8 NE3 HE1 HE2

NPPF: 11, 47, 131, 180, 200, 203, 205,

NPPG:

APPRAISAL

Design, visual impact and impact on Conservation Area

Policy HB8 of the PPLP seeks to ensure that alterations and extensions reflect the scale, proportions, materials, roof line and detailing of the original building and not have a detrimental impact on the street scene. It adds that single storey flat roofed extensions should be well-designed, not be generally visible from a public place and serve only as an adjunct to the main building.

This application seeks planning permission for the erection of a very modest side extension to adjoin the existing single storey flat roofed structure which would also see an increase in height of approximately 0.1m, it would be set back from the main façade of the building by approximately 2.8m and owing to the elevated nature of the dwelling, combined with the planted boundary treatments, the proposed extension would not be overly visible from the street scene and owing to its modest size would clearly serve as an adjunct to the main dwelling. It is therefore considered that the proposal generally complies with the aims of policy HB8.

Turning to the potential impact on the Conservation Area, paragraph 205 of the NPPF says that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

In this instance, such a modest extension to a fairly modern building (constructed in the 1970s) on the edge of the Conservation Area it is considered that the proposal would not result in any harm to the character or appearance of the Conservation Area.

Residential Amenity

The proposed extension would be located on the eastern side of the dwelling, where there are no neighbouring residential dwellings. The proposal would therefore have no impact on the amenities of neighbouring residents.

Parking and Highway Safety

The proposal would have no impact the existing parking arrangements, demand or highway safety.

Environmental Impact Assessment

In accordance with the EIA Regulations 2017, this development has been considered in light of Schedules 1& 2 of the Regulations and it is not considered to fall within either category and as such does not require screening for likely significant environmental effects.

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: 20240129-/2, 20240129-/6, 20240129-/7 and 20240129-/8

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.