

Officer Report

Application No.	24/0074/FH
Site Address	167 Wear Bay Road, Folkestone, CT19 6PE
Officer Name	Macey Douglas
Proposal	Retrospective application for a new roof over existing attached garage

Recommendation

Report Number	RD-434136
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	27 March 2024

Report

Site

The application site is situated within the settlement boundary on the southern side of Wear Bay Road where the land slopes south towards the property. The property itself is a two-storey semidetached dwelling finished in facing brickwork and cream render with concrete tiles. There is an existing adjoining garage to the west of the site subject of this application.

Site History

No recent or relevant planning history.

Proposal

This application seeks retrospective planning permission for the increase in height to the existing garage and alteration to the roof form to include a faux pitch roof. The increase in height has led to the garage measuring approximately 1.30 metres higher than previously existing to now measure a total 4.15 metres. The width and depth of the garage has not increased as a result of the proposed works. The alteration to the roof form and increased height has resulted in the infill of an existing first floor window opening on the side elevation of the host dwelling and the introduction of a new velux style window on the side roof slope to provide light to a landing and stairwell area at first floor.

The garage is finished in facing brickwork with composite slate tiles. No new side elevations have been included as part of the proposal., however, two new roof lights have been placed to the rear roof slope of the faux pitch garage.

Consultation Responses

Folkestone Town Council – No objection

Publicity

Neighbour Letters Sent Expiry 06/03/2024

Representations

No representations have been 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)

Core Strategy Review (2022)

Appraisal

Design and Visual Appearance

The height increase to the existing garage is not harmful to the character and appearance of the host dwelling or wider street scene as it remains a subservient addition to the existing dwelling and remains in keeping with the host dwelling in terms of materials, proportion, and scale. It is not considered that the works are detrimental to the visual appearance of the host dwelling or wider street scene. Therefore, it is not considered detrimental to the visual appearance of the host dwelling or wider street scene.

The works also include the addition of a roof light to the western roof slope and the infilling of the an existing window to the side elevation at first floor. The introduction of a new roof velux roof light and the loss of an opening, are minor features and are considered to be acceptable and do not result in harm to the character and appearance of the host dwelling. Further to this, the works are likely to be permitted development.

Overall, it is considered that the works are of an acceptable design and visual appearance with regard to both the building and also visual character of the area and therefore complies with the relevant policies as identified above.

Residential Amenity

The increase of height to the garage does not have an impact upon the neighbouring property to the east in regard as it does not extend beyond the front or rear elevation by way of loss of light, loss of privacy or overbearing impact.

The works to the garage do not include the addition of any new side elevational openings that face no. 169 Wear Bay Road and therefore does not provide an opportunity for interlooking and overlooking to the detriment of the privacy of the neighbouring occupants and is acceptable in this regard. However from the plans submitted, a new velux roof light has been inserted within the western roof slope of the host dwelling. Given that the velux rooflight serves a non-habitable room, and the given the orientation of it within the roof slope (angled away from the neighbours property), it does not provide opportunity for a loss of privacy through interlooking and overlooking. The velux is required in place of the side elevation window which has been infilled to enable adequate light into the stairwell for occupiers of the dwelling.

In regard to the potential loss of light or overbearing impact, whilst it is acknowledged that there is a side elevational opening on the neighbouring property to the west, (no.169), given that this window serves a hallway (which is a non-habitable room) and that there is a separation distance of

approximately 2.25 metres, the height increase of the garage does not result in a loss of light or overbearing impact to the neighbouring occupants.

The development is considered to be acceptable in regard to residential amenity.

Parking and Highways

The development does not result in any additional bedrooms within the property, nor has it altered the existing parking or access arrangements on site. As such, the works are considered to have no impact on parking or highways.

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 account, it is considered that the proposal is a sustainable development which complies with the development plan policy and the NPPF and is therefore recommended for approval.

Recommended Conditions (1)

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The development hereby permitted shall be retained in complete accordance with the following approved drawings and documents:

Site Location & Proposed Block Plan

8280 A3 56 Proposed Front, Side & Rear Elevations

8280 A3 54 Proposed Ground Floor Plan

8280 A3 55 Proposed First Floor Plans

All received 17/01/2023

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.