

Officer Report

Application No.	24/0246/FH
Site Address	Springfield, 5 Bartholomew Lane, Hythe, CT21 4BX
Officer Name	Lizzy Nash
Proposal	Two storey rear extension and porch to front elevation

Recommendation

Report Number	RD-434145
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	03 April 2024

Report

Site

The proposal dwelling is a large detached two storey property located along the south-eastern side of Bartholomew Lane. Due to the topography of the site the dwelling is set on significantly higher land than the highway. The front elevation of the dwelling is accessed via a staircase and includes a large red brick retaining wall. To the northern side of the dwelling is a sloped driveway that gives access to a semi-detached garage that is shared with the neighbouring dwelling. Materially the proposal dwelling consists of red brick with an existing upvc conservatory to the rear, white upvc windows and doors and white upvc cladding to the first floor of the front elevation with a pantile shallow pitched roof. The site sits within an SSSI Impact Risk Zone and Archaeological Notification Area.

Site History

No Relevant Site History.

Proposal

The application seeks permission for the erection of a two-storey rear extension replacing the existing single storey conservatory and the erection of a porch to the front elevation. The proposed rear extension would have a width of approximately 6.52m and a depth of 2.48m. The eaves and ridge height would match those of the existing dwelling with a similarly pitched roof. The front porch would have a width of 2.8m and a depth of 1.65m and would have a pitched roof and brick plinth. The addition of a window within the north facing side elevation is also proposed, this would be obscure glazed and serving an ensuite.

In addition to the above proposals the proposal also includes alterations to the existing materiality of the dwelling. The existing retaining wall and structure below ground level would remain as red brick, however the ground and first floor of the dwelling would be rendered in an unspecified colour. The porch would similarly have a red brick plinth with render above, the roof of both the rear

extension and porch are proposed to be concrete pantiles to match the existing roof. All proposed windows and doors are to be black/anthracite upvc or composite.

Consultation Responses

Consultation responses are available in full on the planning file.

Hythe Town Council – No Objection

Representations

One representations has been received neither in support or objecting to the proposal. This comment requested further information regarding the proposed elevations as they could download and view the online file. The elevations were sent to commenter via email and no subsequent comment has been received.

Publicity

Neighbours notified by letter. Expiry 28/03/2024

Relevant Policies

NPPF and NPPG

Paragraph 131, 127

Places and Policies Local Plan (PPLP):

HB1

HB8

T2

Appraisal

Design and Visual Appearance

Considering first the proposed front porch, this would have a 0.74m tall red brick plinth with white render above and have a pitched roof and a large fascia board to the front. The scale of the addition is considered appropriate and proportional to the main dwelling resulting in an addition that sits comfortably within the front elevation. This would be visible from Bartholomew Lane, with many of the surrounding dwelling have pitched roofed front porches the proposal would be reflective the character and appearance of the surrounding street scene.

Moving on to the proposed rear extension, this would replace an existing single storey rear conservatory. The proposal would extend to a width of 6.52m and a depth of 2.48m with a ridge height and eaves height matching those found within the main dwelling. Given the shallow pitch of the existing roof the rear extension matching this it would reflect the roof form. Further to this while the width of the proposal would be greater than half that of the existing dwelling given the relatively small depth of 2.48m it is considered that the scale of the addition would allow the addition to appear subservient. The posed materiality of the extension would be consistent with those proposed for the rest of the dwelling and would therefore present a consistent character. The rear extension would be visible from within the street scene when approaching the dwelling from the north however, with the width 2.48m and the roof pitching away from this boundary the additional scale and bulk is not considered to result in an excessively bulky or incongruous addition.

The proposed additional window within the side elevation is not considered to result in a significant change to the appearance of the dwelling. In addition to the above the proposal also seeks to alter the existing materiality of the dwelling, introducing white render to all elevations and replacing all

windows and doors with grey/anthracite upvc and composite. This would improve the existing materials and result in the dwelling having a character and appearance that is more reflective of its surroundings. White render is common throughout the street scene and is an appropriate choice. The use of dark coloured windows and doors is also found within the street scene most notably in both of the neighbouring dwellings to 5 Bartholomew Lane. Overall, the choice of materials is considered to be reflective of the character and appearance of the street scene and would improve the appearance of the dwelling so that it would appear more in keeping with the village location.

In light of the above the proposals would not result in harm to the character or appearance of the dwelling and would be reflective of the existing street scene. Therefore, the proposal would be consistent with policies HB1 and HB8.

Residential Amenity

The proposed alterations to the materiality of the dwelling and the porch to the front would not have any impact on the residential amenity of neighbouring occupants. Furthermore, due to the siting of the proposed rear extension and window they would have no impact on 7 Bartholomew Lane. Similarly with a separation distance of at least 27.5m the dwellings to the rear (east) of the proposal would not experience any significant changes to their residential amenity.

The dwelling to the north of the proposal side 3 Bartholomew Lane would be the most impacted by the proposals. Considering first the impact that the window within the side elevation would have on this dwelling. This is proposed to serve a non-habitable ensuite and be obscure glazed, so while it would face towards the neighbouring dwelling it would not result in a significant increase in overlooking.

Moving on to the proposed rear extension when calculating the 45 degree for the closest ground floor window within 3 Bartholomew Lane the proposal would not violate it. Furthermore, the proposal would be separated by approximately 5.5m and two large single storey garages. Considering the above the rear extension would not result in a loss of light or outlook for the neighbouring dwelling and would not appear significantly overbearing. It would therefore not have any impact on the amenity of current or future occupants of 3 Bartholomew Lane.

Parking and Highway Safety

The proposal would increase the number of bedrooms from 3 to 4. For a dwelling within this location T2 states that the provision of two parking spaces for a 3 bed house and two for a 4 bed house. Existing parking provision is located along the driveway to the side of the dwelling. This would be sufficient for the parking of at least two vehicles to be parked back to back. The parking spaces would not be independently accessible, due this being an existing layout and that the proposal not result in additional parking requirements under T2, it is considered that the existing provision would be acceptable. Therefore the proposal would have no impact on highway safety.

Archaeology and SSSI

The site is within both an Archaeological notification area and SSSI impact risk zone, however due to the minor scale of the development mitigation measures are not required.

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.

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.

In this instance the application was acceptable as submitted.

Recommendation

Considering the above, it is the view of this officer that the proposal should be granted planning permission as it is considered a sustainable development that complies with the Places and Policies Local Plan and the NPPF and is 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 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 drawings and documents:

Proposed Block Plan & Location Plan (Received: 20/02/2024)

21.001.04-Proposed Street Elevation, Ground Floor Plan & Section A-A (Received: 20/02/2024)

21.001.03 Proposed Floor Plans & Elevations (Received: 20/02/2024)

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 shall be carried out in accordance with the details of materials as specified in the application, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of visual amenity