

Officer Report

Application No.	24/0216/FH
Site Address	1 Highfield Close, Saltwood, Hythe, CT21 4QP
Officer Name	Danielle Wilkins
Proposal	Erection of rear and side extensions, alterations to roof height and installation of one no. dormer window

Recommendation

Report Number	RD-434224
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	10 April 2024

Report

SITE

The application site consists of a single storey detached dwelling with a first floor in the roof space, occupying the corner plot at the junctions of Highfield Close and Sandling Road. There is an attached garage to the southeastern elevation and off road parking for one car. The dwelling is finished in facing brickwork with a plain tiled roof and uPVC fenestration. The bulk of the garden space is situated to the northeast of the main dwelling and is mainly laid to lawn with areas of established planting.

The site is located within the settlement boundary of Saltwood, within the Kent Downs National Landscape Area (previously AONB) and an area of archaeological potential. The site is not within the conservation area.

RELEVANT HISTORY

There is no recent or relevant planning history

PROPOSAL

This application seeks planning permission for the erection of single storey side and rear extension together with an increase in roof height, the installation of one no. dormer window in the front roof slope and an extension to the existing dormer window within the rear roof slope.

The proposed side extension would measure approximately 5m in width, 11m in depth and 5.8m in height to the ridge, the eaves would match the main dwelling.

The proposed rear extension would measure approximately 1.5m in depth and 8.5m in width, the eaves would match the host dwelling and the roof would be extended over the proposed extension.

The proposal includes the increase in roof height from 5.8m to 6.9m, an increase of 1.1m. The proposed new front dormer window would be flat roofed and measure approximately 1.5m in width, 1.3m in height and 1.5m in depth. The extended rear dormer would measure approximately 4.1m in width, 1.7m in depth and 1.3m in height.

Materials proposed would match the host dwelling and internally the extensions and alterations would provide for the reconfiguration of the ground floor to enable more open plan living and an increase in living space at first floor the proposal would create two no. bedrooms and one no. bathroom.

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

KCC Highways – planning permission is required for access to the highway, no details of achievable visibility splays submitted. Access and parking has since been removed from the plans.

REPRESENTATIONS

1 representation received, neither in support or objecting to the proposal, the main points have been summarised below:

- Request that the new side elevation window to serve the ensuite bathroom be obscure glazed to prevent overlooking.

PUBLICITY

Neighbours notified by letter. Expiry date 20/03/2024
Site notice displayed. Expiry date 22/03/2024

RELEVANT POLICIES

Core Strategy Local Plan: CSD7

Places and Policies Local Plan: HB1 HB8 NE3 T2

NPPF & NPPG

APPRAISAL

Design and visual impact

Policy HB8 of the PPLP states that 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. It adds that loft conversions requiring dormer extensions will be in proportion to the existing roof, thus maintaining overall building proportions. They should avoid presenting a top-heavy and flat-roofed appearance.

The proposed extensions appear to reflect the scale and proportions of the main dwelling, repeating existing features such as front gables. The proposed front dormer is modest and would occupy a small percentage of the roof slope, therefore not detracting from the character of the dwelling or wider street scene. The proposed rear dormer, while slightly larger in size, would also occupy a small percentage of the roof slope and replace an existing rear dormer window, in addition it would not result in a top-heavy appearance, particularly when viewed from the public footpath to the immediate rear of the site and the school playing fields beyond this.

The dwelling occupies the corner plot of Highfield and Sandling Road, with its façade fronting onto Sandling Road, however, policy HB8 requires that in order to maintain the visual quality of the street, side extensions should be less than or half the width of the host dwelling. The width of the host dwelling, not including the attached garage and side storage area, measures approximately 11m, the proposed extension would measure approximately 5m, therefore complying with policy HB8. In addition a sufficient sized side garden would be retained and the extension would not appear cramped in the plot.

Residential Amenity

Policy HB8 requires that alterations and extensions protect the residential amenity of the occupants of neighbouring properties and ensure avoidance of unacceptable overlooking and inter-looking. Due to the orientation of the building within the plot, siting of the proposed extensions on the rear (southwest) and side (northwest) elevations and distances to neighbouring dwellings the proposed extensions and dormer windows are not likely to result in any residential amenity concerns. One no. rooflight window is proposed within the (northwest) side roof slope to serve an ensuite, concern was raised by a neighbour in regards to a loss of privacy resulting from this window, however this would not be possible as there are no neighbouring dwellings on this side.

It is therefore considered that the proposal complies with policies HB1 and HB8 of the Places and Policies Local Plan in terms of residential amenity.

Parking and Highway Safety

Following the omission of the new off street parking and vehicular access from Sandling Road, there are no highway safety or parking concerns.

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: 23019.01, 23.019.02, 23.019.03 Rev A, 23.019.04 and 23.019.05

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.