# Officer Report

| | |
|---|---|
| Application No. | 24/1582/FH |
| Site Address | 24 HILLCREST ROAD, HYTHE, CT21 5EU |
| Officer Name | Lizzy Nash |
| Proposal | Single storey flat roof extension with roof lantern. |

## Recommendation

| | |
|---|---|
| Report Number | RD-435893 |
| Recommended Decision | Recommended to be Approve with Conditions |
| Recommendation Date | 18 November 2024 |

## Report

Site
The proposal dwelling is a large detached two storey dwelling with large dormers within the roof slope allowing for the roof space to be converted to a habitable space. There is an existing single storey rear projection and conservatory to the side elevation of the dwelling. It has an overall traditional appearance with a large rear curtilage with off street parking to the front of the dwelling. The surrounding street scene consists of large, detached properties some of which have been converted to flats, but they retain their character with shared materials such as render, timber windows, red brick and tiled roofs. The site sits within an SSSI Impact Risk Zone and Archaeological Notification Area.

Site History
24/1061/FH/GPD – Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for the erection of a single storey flat roof rear extension – Prior approval not required

Proposal
This application seeks permission for the erection of a single storey flat roofed rear extension with a parapet roof and lantern skylight. The proposal would consist materially of white upvc windows and doors, red facing brick and grey single ply membrane for the roof.

Consultation Responses
Consultation responses are available in full on the planning file.

Hythe Town Council – No Objections

Representations
No representation has been received.

Publicity
Neighbours notified by letter. Expiry 04/11/2024

Relevant Policies
NPPF and NPPG
Paragraph 131, 127

Places and Policies Local Plan (PPLP):
HB1
HB8
T2

Appraisal
Design and Visual Appearance

The proposed rear extension would feature a parapet roof with a large lantern skylight in the center of the roof. The use of a flat roof would not be reflective of the roof forms found within the main dwelling however, the proposed rear extension would be of a detailed design that would reflect the character and appearance of the main dwelling. Resulting in an addition that would sit comfortably alongside the main dwelling. The scale of the addition would also be acceptable given that it would project to the same depth as the existing rear addition. The siting of the extension to the rear of the dwelling results in an addition that would not be visible from within the street scene and would have no impact on the surrounding street scene. Therefore, the addition would be consistent with the aims of HB1 and HB8.

Residential Amenity

The proposal is located to the western side of the rear elevation of the dwelling and would have no impact on the residential amenity of neighbouring occupants of 22 Hillcrest Road located to the east of the site. The dwelling to the west 26 Hillcrest is separated by approximately 11m, with 1.8m fencing, a large number of mature hedges and trees and an existing garage within the curtilage of 26 Hillcrest located between the two. As a result, the above proposal would not result in an increase in overshadowing or loss of light to the neighbouring property. Therefore, the proposal would not result in harm to the residential amenity of neighbouring occupants.

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.

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 all received 09/10/2024:

02 P1 - Proposed Block Plan

03 P1 - Proposed plans ad elevations

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