

Officer Report

Application No.	24/1950/FH
Site Address	LILAC COTTAGE, BERWICK LANE, LYMPNE, HYTHE, CT21 4JX
Officer Name	Lizzy Nash
Proposal	Proposed porch to front elevation and single storey rear extensions.

Recommendation

Report Number	RD-436483
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	16 January 2025

Report

Site

The proposal dwelling is a bungalow with a hipped roof and attached garage to its side elevation it is set back from the highway with parking to its side elevation. Materially it consists of white render, upvc windows and doors and a pantile roof. The rear of the dwelling consists of two hipped roofed additions and a flat roofed rear extension. The curtilage of the dwelling is large and extends significantly to the rear. It sits within Kent Downs National Landscape, SSSI Impact Risk Zone, Archaeological Notification Area and a Special Landscape Area.

Site History

SH/76/355 – Erection of extension – Approved

CH/8/72/329 – Erection of garage and construction of access – Approved

Proposal

The application seeks permission for the erection of a single storey flat roofed rear extension this would project from the existing single storey flat roofed rear extension and in-fill the area between the existing rear projections. This would consist of a flat roof and feature a lantern skylight all materials are proposed to match the existing.

In addition to the proposed rear extension the application also seeks permission for the erection of a single storey porch to the front of the dwelling. This would consist of a rendered plinth with a glazed roof and elevations to all sides.

Finally, the proposal includes the addition of a new door to the rear of the existing garage. No other alterations are proposed.

Consultation Responses

Consultation responses are available in full on the planning file.

Lympne Parish Council – No Comment

Representations

No representation has been received.

Publicity

Neighbours notified by letter. Expiry 08/01/2024

Relevant Policies

NPPF and NPPG

Paragraph 11, 48, 131 and 135

Places and Policies Local Plan (PPLP):

HB1, HB8, NE3

Appraisal

Design and Visual Appearance

Considering first the proposed rear extension, it would project from the existing single storey flat roofed extension with the proposed rear elevation siting level with the rear elevation of the existing garage. The extension would also in-fill the area between the hipped rear projection and the existing flat roof extension. The height, proportions and materials of the addition are appropriate for the main dwelling and avoids appearing overly dominant. This is further helped through the use of matching materials. Furthermore, considering that the proposed extension is located to the rear it would have no impact on the appearance or character of the street scene. The proposed door to the rear of the garage is considered a minor addition with no impact on the overall appearance of the dwelling.

Moving on to the proposed porch to the front of the dwelling, this is proposed to be largely glazed with a rendered base. The proposed porch's glazing would consist of white upvc which is not considered to result in a high-quality addition. However, given the existing use of upvc within the dwelling and the relatively minor scale of the addition it is considered on balance to be an acceptable material. Therefore, the addition is considered to be consistent with the character and appearance of the dwelling maintaining its contribution to the surrounding street scene.

In light of the above the proposal would be consistent with the aims of policies HB1 and HB8.

Residential Amenity

The proposal would in-fill the area between the existing single storey garage and the existing hipped roofed rear projection. Therefore, the proposal would not result in a loss of light or privacy to the neighbouring occupants of either Linden to the north-west or Greenleas to the south-east.

Impact on the National Landscape and Special Landscape Areas

The proposal site sits within the Kent Downs National Landscape NE3 seeks to ensure that the impact of proposals on the National Landscape either individually or cumulatively are carefully considered. It also states that proposals need to reinforce and respond, rather than detract from the distinctive character and quality of the National Landscape. In addition to this the materials, scale

and siting of a proposal should also be appropriate for the distinctive and rural character of the surrounding area.

The proposed alterations are mainly located to the rear of the dwelling and would not be widely visible from the street scene. As highlighted above although the proposed porch would be constructed from upvc this is considered to be consistent with the character of the dwelling itself. While Berwick Lane has a rural appearance especially towards its eastern end, the dwelling sits at the far west of the lane adjacent to the dwellings along Stone Street. Here the character changes to reflect the residential character of the village of Lympe and the site sits comfortably within the settlement boundary of the village. Therefore, the site would not be visible from within the wider National Landscape and is considered to have no impact on the character and appearance of the area.

NE3 also goes on to state that proposals within a Special Landscape Area should protect or enhance the natural beauty of the area and will not be permitted where they are inconsistent with this objective.

As stated above the proposal would be consistent with the character and appearance of the main dwelling with a limited impact in the contribution that the front elevation makes to the surrounding street scene. Therefore, the proposal is considered to protect the appearance of the surrounding area and would meet the requirements of NE3.

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:

DS/2459/4 - Proposed Porch Plans & Elevations (Received: 18/12/2024)

DS/2459/3 Rev A - Proposed Rear & Side Elevations (Received: 13/12/2024)

DS/2459/2 - Proposed Floor Plans (Received: 09/12/2024)

Proposed Block Plan (Received: 09/12/2024)

Site Location Plan (Received: 09/12/2024)

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

