

Officer Report

Application No.	25/0037/FH
Site Address	65 SURRENDEN ROAD, FOLKESTONE, CT19 4EB
Officer Name	Laura Cook
Proposal	Erection of a single storey rear extension with a pitched roof

Recommendation

Report Number	RD-436754
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	25 February 2025

Report

Site

The site is a semidetached two storey dwelling located on the western side of Surrenden Road. The dwelling features white render with hung tiles on the first floor and with white uPVC fenestration.

A garage to the south of the site and hardstanding to the front of the garage for off street parking, with soft landscaping in front of the property.

Constraints

Site of Special Scientific Interest – Impact Risk Zones
 Archaeological Notification Areas – Consult 2

Relevant Site History

Relevant planning history

24/1664/FH - Lawful Development Certificate (proposed) for a single storey rear extension with a pitched roof. Not Lawful.

SH/81/21 – Erection of a car port. Approved.

Proposal

Planning Permission is sought for the erection of a single storey rear extension with a pitched roof.

Consultation Responses

Consultation responses are available in full on the planning file.
 Folkestone Town Council – No objection.

Publicity

7 Neighbour Letters. 0 representations received.

Relevant Policies

Places and Policies Local Plan 2020

HB1 (Quality Place Through Design)

HB8 (Alterations and Extensions to Buildings)

Core Strategy Review 2022

NPPF and NPPG

Appraisal

Design and Visual Appearance

The proposed single storey rear extension features a pitched roof extending across most of the width of the property. However, due to its location to the rear of the property, the proposal would not be visible from the street scene. In addition, it would not be seen from any public vantage point and is considered to be proportionate to the dwelling. The proposed extension would not dominate the rear elevation.

The proposed rooflight to the rear roof slope would not be an uncharacteristic feature. There are examples of other rooflights, similarly scaled, on nearby and neighbouring properties. The rooflight would be in materials to match the existing windows within the property. Overall, this element of the proposal would not diminish the character and appearance of the host dwelling or street scene.

The proposal would be finished in brick match the existing, with matching fenestration. The proposed materials would remain in keeping with the host dwelling and is not considered to result in harm to the character and appearance of the dwelling or street scene.

It is considered that the proposed development would not cause detrimental harm to the character and appearance of the host dwelling, the visual amenity of the street scene. The proposal is therefore acceptable and would comply with Policies HB1 and HB8 of the PPLP.

Residential Amenity

The rear extension would not result in additional opportunities for overlooking and would not cause unacceptable overshadowing or overbearing impact above and beyond the existing circumstances of the site. The small scale nature of the development, coupled with its location relative to its neighbours would ensure a negligible impact on residential amenity of the occupants of the north No. 67 Surrenden Road and South No. 2 Wells Road.

No new openings are proposed on the side elevations of the rear extension therefore, no additional opportunities for overlooking or interlooking onto the neighbours.

It is not considered that the proposed development would be harmful to residential amenity, and it is therefore in compliance with PPLP Policies HB1 and HB8.

Highways and Parking

The proposal would not result in the addition of a new bedroom and therefore would not affect the existing parking arrangements.

Other Matters

Given the nature of development, it is not considered that it would result in any harmful impact on SSSI or to buried heritage assets. It is not considered that any mitigation measures would be required in this case.

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.

Duty to Cooperate

In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), December 2024 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.

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.

In accordance with paragraph 38 of the National Planning Policy Framework, the Council takes a positive and proactive approach to development proposals focused on solutions. We seek to work with applicants/agents in a positive and creative way by:

- Offering a pre-application advice service;
- 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

In light of the above, it is considered that the proposal is appropriately designed and complies with the 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:

EMA-2024-108-01 Existing and Proposed, Layout, Plans and Elevations – Received 09.01.2025

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 hereby approved 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 interests of visual amenity.