

Officer Report

Application No.	25/0065/FH
Site Address	Flat C, 16 Clifton Crescent, Folkestone, CT20 2EP
Officer Name	Macey Douglas
Proposal	Erection of single storey side/rear extension to provide annex accommodation.

Recommendation

Report Number	RD-436848
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	13 March 2025

Report

Site

16C Clifton crescent is a ground floor flat within a Grade II Listed Building. Clifton crescent is Listed due to the architectural significance of the crescent as a whole. The building is finished in cream stucco render with timber windows throughout.

The site has existing flat roof and lean to prefb structures, which would be removed as part of the submission.

The property is located within the settlement boundary of Folkestone and within the Folkestone Leas and Bayle Conservation Area.

Relevant Site History

25/0062/FH - Listed Building Consent for the erection of single storey side/rear extension to provide annex accommodation. Internal reconfigurations to listed building - Under consultation

Proposal

Planning permission is sought for the erection of a single storey rear extension to provide annexe accommodation. This would see the loss of the existing detached garage and lean to rear/side projection.

The extension would be single storey with a flat roof finished in cream render. A significant amount of glazing is proposed to the rear and southwestern side elevation.

Consultation Responses

Folkestone Town Council – No objection

Representations

Two objections have been received. Their comments have been summarised below:

- Object to modern design and materiality
- Impact on listed building and wider street scene
- Failure to establish significance of the building
- Noise from construction
- Noise from waste pipes resulting from the addition of another unit

Relevant Policies

NPPF

Section 16

Paragraphs 202-214

NPPG

Historic Environment

Places and Policies Local Plan (2020):

HB1 – Quality Places Through Design

HB8 – Alterations and extensions to buildings

Core Strategy Review (2022)

Planning (Listed Buildings and Conservation Area) Act 1990

Section 66(1) requires special regard to be had to the desirability of preserving the Listed Building or its setting or any special architectural or historic features it possesses.

Section 72(1) requires special regard to be had to the desirability of preserving and enhancing the Conservation Area and/or its setting.

Appraisal

Principle of Development

The proposal is for the erection of a single storey extension attached to the main property which is in lawful residential use. The submitted design and access statement cover the need for the annexe, which explains that the accommodation is needed for relatives of the applicant.

Policy HB9 states that annexes should wherever possible be attached to the host dwelling. In this instance the proposed annexe would be attached to the side elevation of the host dwelling. The existing property enjoys a lawful residential use and given the scale of the extension; it would remain subservient to the host dwelling.

Internally the proposal consists of a bedroom, shower room and kitchenette/lounge. Whilst the annexe would contain everything you would expect within a self-contained unit, there would be several internal doors providing access to the main dwelling demonstrating a functional connection with the main dwelling itself.

In addition to this the proposed annexe would share the amenity garden area and driveway which reinforces a clear connection between the annexe and host dwelling. From detail contained within the proposed plans, it is considered that the annexe would remain associated with the host dwellinghouse.

Overall, it is concluded that the requirements of HB9 are met, and no objections are raised.

Design, Visual Appearance

The proposed extension to provide annexe accommodation is greater in scale than the existing lean-to extension which it would replace. Although of a modern design, the extension takes reference from the listed building in regard to its materials and proportions, which would sit comfortably beside the main building. While flat roof extensions are generally discouraged by policy, due to it being well designed and only partially visible it would not detract from the character of the building, wider street scene and would continue to respect and preserve the character of the Folkestone Leas and Bayle Conservation Area.

The scale and mass of the extension is considered appropriate, remaining subordinate to the scale of the host dwelling. It would replace an existing garage and lean-to and, although larger in foot print, would not introduce additional built form much above the existing. The proposed extension would also represent a visual improvement from the structures it would replace, which currently contribute very little to the visual aesthetics of the site.

Notwithstanding the above, it is also recognised the proposal has the potential to impact the significance of the host dwelling, which is a Grade II Listed Building. The NPPF requires the impact on the significance of the designated heritage asset to be considered. The NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise, that harm might be. In this case, the property is Grade II Listed in reflection of its historic and architectural significance as a group with the other properties in Clifton Crescent. However, for the reasons given above and which is assessed in full within the accompanying application for Listed Building Consent (reference 25/0062/FH), it is considered that the proposed annexe extension would respect the character and form of the main dwelling and would not result in harm to the significance of the Listed Building overall. In this regard, no objection is raised.

Residential Amenity

The proposed extension would not contravene the 45-degree angle when measured from the nearest ground floor habitable windows of both no. 1-10 Bath Court and no. 18 Clifton Crescent and therefore would not lead to a loss of light or overbearing impact upon these properties.

The proposed openings would only be at ground floor level and while there are several openings proposed to face towards the rear amenity space of no. 18 Clifton Crescent, this relationship is not uncommon between residential properties at ground floor level particularly given there is an existing low level amount of vegetation separating the two properties. There are no windows proposed along the eastern elevation of the proposed extension, and no harm to the privacy of occupants of no's 1- 10 Bath Court would result.

Turning to the potential impact upon the basement flat within no. 16 Clifton Crescent, given that the proposed annexe extension is set away from this window and replace an existing lean-to extension as well as the garage, it would not lead to an overbearing impact or loss of light above and beyond the existing circumstances on site and therefore is considered to be acceptable.

Highway safety, parking

The proposal would see the loss of the garage to the rear of the site. KCC highways do not consider garages as parking spaces and therefore its loss is not considered to lead to a loss of on-site parking. The proposal would be acceptable in this regard.

Other matters

Concern has been raised regarding the potential noise as a result of the construction of the extension. This is not considered to be a material consideration given that this is only for a short time period during construction and therefore is not considered a reason for refusal.

In regard to noise resulting from waste pipes, as the development is only minor household development it is not considered that the noise resulting from the development would be significantly above and beyond the existing residential use of the site and is acceptable in this regard particularly as it does not create an additional residential unit.

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.

Duty to Cooperate

In accordance with paragraph 38 of the National Planning Policy Framework 2023 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.

Recommendation

Considering the above, Planning Permission should be granted as it complies with the Places and Policies Local Plan, the NPPF and The Planning (Listed Buildings and Conservation) Act 1990 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 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:

Design and Access Statement - received 14/01/2025

Heritage Statement - received 14/01/2025

0500 Location and Site Plan (Existing) - received 14/01/2025

P2110 Proposed Elevations - received 14/01/2025

P2011 Proposed Roof Plan and Block Plan - received 14/01/2025

P2010 Proposed Floorplans - received 14/01/2025

P2210 Proposed Sections - received 14/01/2025

P2410 Details One - Proposed - received 14/01/2025

P2411 Details Two - Proposed - received 14/01/2025

P2310 Street Elevation Impact - Proposed - received 14/01/2025

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 approved under condition 4 of the associated Listed Building Consent (ref: 25/0062/FH).

Reason: In the interest of visual amenity.

