

Officer Report

Application No.	25/0399/FH
Site Address	76 SURRENDEN ROAD, FOLKESTONE, CT19 4AG
Officer Name	Katy Claw
Proposal	Single storey rear extension and raised platform to the rear.

Recommendation

Report Number	RD-437201
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	29 April 2025

Report

SITE

The application site forms a two-storey semi-detached property on the eastern side of Surrenden Road.

The property is predominantly finished in red brick with render and white uPVC fenestration. To the rear is a large garden with TPO tree at its furthest end. The tree would remain unaffected by the proposed works.

RELEVANT HISTORY

There is several planning applications associated with this property, but they all relate to the TPO tree at the end of the garden and so are not relevant here.

PROPOSAL

This application seeks planning permission for the erection of a single storey rear extension and raised platform.

The proposed extension would measure approximately 5m in depth, 7.2m in width and 3.6m in height from external ground floor level.

The extension would be flat-roofed with parapet and finished in matching brickwork. Internally the space would provide an enlarged kitchen area.

The proposed raised platform would measure approximately 3.6m in width, 1.7m in depth and 0.5m in height from external ground floor level, constructed with matching brickwork.

A metal railing balustrade around the patio area would take the overall height to 1.7m from external ground level.

A stepped access from the platform to the garden would be located to the northern side.

Following the submission of an amended plan, the proposal also includes a 1.8m high obscure glazed screen between the platform and the neighbour to the south (No.74 Surrenden Road).

CONSULTATION RESPONSES

Consultation responses are available in full on the planning file. The main points raised are summarised below.

Folkestone Town Council – no objection

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry date 28.03.2025

RELEVANT POLICIES

Places and Policies Local Plan 2020: HB1, HB8

Core Strategy Review 2022: SS1

NPPF

NPPG

APPRAISAL

Design and visual appearance

The extension and platform would not be visible from any public place and so visual impact would be neutral.

The structure is single-storey and of flat-roofed design and is therefore subservient and considered to be policy compliant with regard to HB8 PPLP. The extension would sit higher than most conventional extensions but this is as a result of the differing land levels from the internal finished floor level to the external ground level. Notwithstanding, the extension still appears subservient to the host property.

Overall the design is not objectionable.

The use of matching materials is supported and can be secured via a suitably worded planning condition.

The raised platform and steps would allow further use of the outside space and permit access to the wider garden area. The scale and appearance of the raised platform and associated balustrade are considered acceptable in design and visual terms.

Residential amenity

The neighbour to the north would not be unduly impacted by this development as the extension would sit approximately 2.2m from the boundary with this neighbour, separated by the neighbours garage extension which sits on the boundary. No overbearing or overlooking would occur.

Although the proposed extension sits almost flush with the shared boundary with the neighbour to the south, it would not extend beyond the rear building line of this neighbour's single storey flat-roofed extension and therefore would have no impact on this neighbour in terms of loss of light or overbearing. There are no side windows proposed within the extension that would result in privacy concerns.

There exists a degree of inter-overlooking from the gardens of the application site with the neighbour due to the low boundary fences that separate the sites. There is also the existing possibility of views into the neighbour's rear extension via the fully glazed patio doors in the extension. This is an existing situation.

The proposed raised platform extends beyond the rear building line of the neighbour's extension and is in close proximity to their useable patio. The raised platform would allow for an intensification of use of this area of garden and due to the low boundary treatments, could also give rise to increased levels of overlooking/perceived overlooking into the neighbour's property. The proposal has been amended during the lifetime of the application to include a 1.8m high obscure glazed screen attached to the raised platform to protect privacy and would sufficiently address this concern. For the reasons above this screen addition is considered to be reasonable and necessary and its installation prior to first use/completion of the raised patio can be secured by condition.

Parking and highways

Not impacted by this development.

Archaeological Potential

Given the minor nature of the application it is not considered likely to result in harm to any buried items of archaeological interest. As such it is considered that no further information or mitigation is required in this regard.

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.

Local finance considerations

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Section 70(4) of the Act defines a local finance consideration as a grant or other financial assistance that has been, that will, or that could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy.

In accordance with policy SS5 of the Core Strategy Local Plan the Council has introduced a Community Infrastructure Levy (CIL) scheme, which in part replaces planning obligations for infrastructure improvements in the area. This application is not liable for the CIL charge.

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 (4)

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 accordance with the details shown on the submitted drawings:

Site Location Plan – 25.105.SURR.01 – 05.03.2025

Proposed Block Plan – 25.105.SURR.10 – 05.03.2025

Proposed Ground & First Floor Plan – 25.105.SURR.11 – 05.03.2025

Proposed Elevations – 25.105.SURR.12 – 24.04.2025

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of policy HB1 of the 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 used in the existing building in terms of type, colour and texture.

Reason:

To ensure that the external appearance of the works when completed do not detract from the appearance of the building or the appearance of the area generally.

4

The 1.8m high screen shown on the approved elevations drawing received 24.04.2025 shall be installed prior to the first use and upon completion of the raised platform and shall thereafter be retained at all times.

Reason:

To minimise overlooking onto adjoining properties and maintain privacy in accordance with policy HB1 Places and Policies Local Plan.

