

Officer Report

Application No.	25/0601/FH
Site Address	1 GODWYN GARDENS, FOLKESTONE, CT20 2JZ
Officer Name	Laura Cook
Proposal	Replacement 2 storey side extension and single storey rear extension

Recommendation

Report Number	RD-437328
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	14 May 2025

Report

Site

The property is a large two-storey detached on the southern side of Godwyn Gardens.

The property features white painted render with white uPVC fenestration. There is an existing porch addition to the front elevation, and existing single storey rear extension with an adjoining conservatory, both of a mono pitch roof type. The property has hardstanding to the east of the front amenity space to accommodate off street parking for multiple vehicles, with a garage with a faux pitched roof, screening a flat roof.

There is amenity space to the rear of the property, with 1.8m closed bored wooden fencing.

Constraints

Site of Special Scientific Interest – Impact Risk Zones

Archaeological Notification Areas – Consult 2

Relevant Site History

SH/77/485 – Erection of new porch. Approved.

SH/77/220 – Demo Garage/ erect new utility rm store. Approved with Conditions.

Proposal

Planning Permission is sought for the erection of a two storey side extension (in place of the existing garage) and single storey rear extension. The removal of the existing porch access and slight relocation of the front door within the front northern elevation is also proposed. A replacement window to the rear elevation, an EV charging point to the front of the dwelling and a new resin bounded driveway to replace the existing hardstanding is included within the submission.

Consultation Responses

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

Representations

No representations have been received.

Relevant Policies

Places and Policies Local Plan 2020

HB1 (Quality Place Through Design)

HB8 (Alterations and Extensions to Buildings)

T2 (Parking Standards)

Core Strategy Review 2022

NPPF and NPPG

Appraisal

Design and Visual Appearance

The proposed rear extension is of a flat roof design, which is not usually supported by Policy. However, the development would not be readily visible from the public realm, replacing the existing rear extension and conservatory and it is considered to be of good design, with the inclusion of a roof lantern adding an element of detail, and as such the proposed flat roof rear extension is not considered to result in a detrimental impact on the character and appearance of the host dwelling or wider street scene in this instance. The proposal is of a moderate scale remaining subordinate to the host dwelling in size and scale.

The proposed two storey side extension is of a pitched hipped roof design, which is considered to be in keeping with the existing roof design of the host dwelling. Hipped roofs are a common feature within the immediate street scene. It would be of the same height and scale as the host dwelling but stepped back from the front building line (to match the east side of the front projection), providing a degree of subordination when read in conjunction of the host dwelling. Its design and appearance is considered acceptable. The loss of the garage, which is of flat roofed design, is not objectionable.

The proposal would be finished in white render, facing brick, white uPVC to match the existing dwelling. Therefore, the materials would remain in keeping with and is not considered the proposal would result in harm to the character and appearance of the application site, wider street scene. The proposal would see the front door entrance altered the front elevation to the west of the northern elevation and includes a porch canopy over the front door. This alteration is relatively minor and would not detract from the character and appearance of the host dwelling. The loss of the existing porch is not objectionable.

The proposal includes replacement to the hardstanding at the front of the site, to a resin bounded surface. It is noted that the front soft landscaping will be retained, creating a softer visual appearance to the street. This is considered acceptable.

The proposal includes a replacement window to the first floor of the rear elevation, and EV charging point to the front of the dwelling. They collectively result in minor changes to the visual amenity of the dwelling and are therefore acceptable.

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

2 Godwyn Gardens (West)

The rear extension would not extend beyond the rear elevation (conservatory) of no.2 rear extension and therefore minimal impact would result on to this neighbour in terms of loss of light and overbearing impact. Some loss of light would likely result into the side high-level windows of the neighbour's conservatory, but this would continue to benefit from good light on all other sides. The conservatory is already compromised by the existing conservatory and the extension is not considered to worsen this situation much above and beyond the existing circumstances of the site. Overall, it is not considered that the proposal would give rise to an overbearing or overshadowing impact on this neighbour. There are no windows proposed in the west elevation.

The proposed two storey side extension, due to location and separation distance of the proposal would not result in residential amenity impact on the neighbouring property to the west.

Tabard House (East)

The proposed rear extension, due to location and separation distance of the proposal would not result in residential amenity impact on the neighbouring property to the east.

The proposed two storey side extension given the large separation distance to the side elevation; the proposal is not considered to have any impact on the residential amenity of the neighbouring occupants of Tabard House. The proposed extension is set further from the boundary than existing garage.

There are proposed windows on the ground floor level of the east elevations which look onto the boundary fence of approx. 1.8m in height between the property and opposite property. The proposed windows would not increase opportunities for further overlooking beyond the existing circumstance of the existing windows.

7 Godwyn Gardens (North)

The proposed rear extension, due to location and separation distance of the proposal would not result in residential amenity impact on the neighbouring property to the north.

The proposed two storey side extension, due to location and separation distance of the proposal would not result in residential amenity impact on the neighbouring property to the north. There are proposed windows in the ground floor and first floor, these windows would not increase opportunities for further overlooking beyond the existing circumstance of the existing windows on the front elevation.

Due to its location and separation distance from neighbours to the south (rear), the proposal does not result in adverse harm to the amenities of the neighbouring occupiers in terms of outlook, overshadowing or overbearing impact.

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

Proposed development would result in two additional bedrooms at the dwelling (resulting in a 5-bed dwelling). There is sufficient off-street parking at the site (in excess of 1.5 spaces) to comply with Policy T2 of the PPLP and the development is acceptable in this regard. There are no objections to the loss of the garage.

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:

11 Proposed Cross Section - Received 28.03.2025

10 Proposed Roof Plan – Received 28.03.2025

09 Proposed Ground and First Floor Plans - Received 28.03.2025

08 Proposed Elevations - Received 28.03.2025

07 Proposed Block Plan - Received 28.03.2025

01 Location Plan - Received 28.03.2025

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.