

Officer Report

Application No.	25/1000/FH
Site Address	56 SURRENDEN ROAD, FOLKESTONE, CT19 4EB
Officer Name	Katy Claw
Proposal	Erection of dormer window to front roof slope.

Recommendation

Report Number	RD-437833
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	15 July 2025

Report

SITE

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

The property is of traditional design with steep pitched hipped roof and finished in a mix of red brick, smooth render and tile hanging.

The property forms a pair with its neighbouring property.

The wider streetscene is formed of semi-detached properties which, whilst not identical, are similar in their position relative to the highway, height, massing and finished materials, and all contributing to the character of the street.

The following constraints apply:
Within the settlement of Folkestone
Area of Archaeological Potential

RELEVANT HISTORY

No planning history

PROPOSAL

This application seeks planning permission for the installation of a front dormer window.

The proposed dormer would be of pitched roof design and would measure approximately 1.7m in width, 1.8m in depth and 2.5m in height.

The dormer would be finished in matching brown roof tiles, tile hanging and white uPVC.

The dormer would serve an existing room in connection with the main house.

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

No comments received.

PUBLICITY

Neighbours notified by letter. Expiry date 26.06.2025

RELEVANT POLICIES

Places and Policies Local Plan 2020: HB1, HB8

Core Strategy Review 2022: SS1

NPPF

NPPG

APPRAISAL

Design and visual appearance

The dormer is considered to be well-proportioned in relation to the roof slope and also well-designed, with its appropriately pitched roof which reflects the characteristics of the main dwelling. The neighbouring attached dwelling also has a small front dormer, similarly positioned upon the front roof slope, but of a different design. This contrast is not considered harmful to the visual amenities of the site and street scene.

The dormer would not dominate the roof slope and due to the forward projecting wings at the ends of the semi-pair, the dormer would not be highly visible from views along the street.

Where the dormer would be visible it would appear as a subservient addition and the use of matching materials would ensure that there is limited visual impact.

Overall, the dormer is considered to be acceptable in terms of design and visual impact.

Residential amenity

The dormer would not give rise to overshadowing or overbearing to the adjoining neighbour's property in general or to their dormer which sits in a similar position on their adjoining roof slope. No overlooking beyond the existing situation would occur as a result.

Parking and highways

No impact.

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 (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 accordance with the details shown on the submitted drawings:

Location Plan – KBC/25/063/001 – 30.05.2025

Proposed Plans & Elevations – KBC/25/063/003 – 30.05.2025

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.