

Officer Report

Application No.	25/1965/FH
Site Address	7 FREMANTLE ROAD, FOLKESTONE, CT20 3PY
Officer Name	Laura Cook
Proposal	Extension of existing garage to create two bedrooms

Recommendation

Report Number	RD-438911
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	03 December 2025

Report

Site

The application site forms a two-storey semi-detached dwelling, located on the southern side of Fremantle Road.

The property is finished in facing brick work, with weatherboarding across the first floor and white upvc fenestration. The property features a porch and an adjoining flat roof garage, and hardstanding to the front of the garage to accommodate off street parking. The property features an existing shed, and an outbuilding to the rear of the small amenity space.

Constraints

Stope Stability – B

Site of Special Scientific Interest – Impact Risk Zones

Archaeological Notification Area – Class 2

Relevant Site History

CH/3/61/261 - Outline - Housing Estate including flats, maisonettes and shops. Approved with Conditions.

Condition 3: The details submitted in pursuance of condition (1) shall show adequate land to the satisfaction of the local planning Authority reserved for the parking or garaging of one car per dwelling unit and upon approval of the details to permitted development, whether permitted by the Town and County Planning General Development Order, 1963, or not, shall be carried out on the land as shown other than the erection of private garages, as shown a position as to preclude vehicular access to this reserved car parking space.

Proposal

Planning Permission is sought for an extension to the front of existing garage to create two bedrooms.

Consultation Responses

Consultation responses are available in full on the planning file.
Sandgate Parish Council – No Objection.

Representations

0 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

NPPG

Sandgate Design Statement

SDS1, SDS2, SDS5 (Enbrook Valley Character Area)

Appraisal

Design and Visual Appearance

The proposed extension would be located to the front of the existing garage. It would be of a pitched roof design with a gable end, which is considered to be in keeping with the existing roof design of the host dwelling. Gable ends are a common feature within the immediate street scene. The proposed extension has been designed as to appear subservient to the main dwelling with reduced ridge. The dwelling forms the end of a row of similar properties where the proposal would not extend up to the boundary line or impact the uniformity of the street. In removing the existing flat roof from the garage, the proposal would result in less visual harm than the existing. The proposal would not overwhelm the property and is considered acceptable.

The front elevation of the extension would incorporate a new window which, although matching the design of the existing windows, would be noticeably larger in scale. While this is regrettable, its position within a single-storey addition ensures that it would not result in significant harm to the overall visual amenity of the property or the street scene. On balance, this element does not warrant refusal of the application.

The extension would be finished in facing brick to match the existing. This is acceptable.

It is considered that the proposed development would not cause harm to the character and appearance of the host dwelling or the visual amenity of the street scene. The proposal is acceptable in accordance with the provisions set out under Policies HB1, HB8 of the PPLP.

Residential Amenity

The proposal would not increase the opportunity of overlooking or interlooking, or overshadowing.

The garage conversion consists of a new window at ground floor, within the front elevation, facing east. Due to the distance between the proposed windows and neighbouring dwellings, it is not considered that they would give rise to any loss of amenity or overlooking.

Therefore, the application is considered to preserve neighbouring amenity and would conform with the criteria of policies HB1 and HB8 of the PPLP.

Highways and Parking

The proposal would result in the loss of the existing garage. A condition was imposed as part of the approval of the wider development which sought to retain the garage for the parking of vehicles only (Condition 3 of Planning Permission CH/3/61/261). However, policy T2 of the PPLP together with the IGN3 guidance note produced by KCC advise that garages no longer count as parking space and to require its retention for parking would therefore be unreasonable. The property would continue to retain off-street parking for multiple vehicles via the driveway to the front of the dwelling and there are no on street controls in the area, it is therefore considered that the proposal is acceptable and would not result in any parking or highway safety concerns.

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:

3502-4 Proposed Plans – Received 23.10.2025

3502-7 Proposed Block Plan – Received 23.10.2025

3502-5 Location Plan – Received 04.11.2025

3502-03 Proposed Ground & First Floor Layouts & Elevations – Received 04.11.2025

3502-04 Proposed Side Elevation & Roof Plan Layout – Received 06.11.2025

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.