

## Officer Report

Application No.	25/2027/FH
Site Address	15A PELHAM GARDENS, FOLKESTONE, CT20 2LY
Officer Name	Laura Cook
Proposal	Erection of a single-storey side and rear extension following the demolition of the existing garage. Alterations to the existing front gable projection to accommodate a new front canopy and changes to the elevational treatment, incorporating full-height glazed windows.

### Recommendation

Report Number	RD-438953
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	09 December 2025

### Report

#### Site

The application site is a detached bungalow accessed via Cooling Lane, on the northern side. The property is finished in painted render and facing brick work, with white upvc windows. The property features an adjoining garage / garage store, on the west side elevation which wraps around to the rear.

The property is set at a higher level to the highway, via a driveway sloping from north to south. The property is mostly screened from the street scene. The property has amenity space to the front and rear, with hardstanding to the front to accommodate off street parking.

The boundary treatment in the rear amenity space on the north consist of approx. 2m wall topped with trellis, the boundary wall to the east is approximately 3 m in height.

Public Right of Way HBX35 runs along the western boundary of the site.

#### Constraints

Site of Special Scientific Interest – Impact Risk Zones  
 Archaeological Notification Area – Class 2

#### Relevant Site History

No relevant site history.

#### Proposal

Planning Permission is sought for the erection of a single storey side and rear extension following demolition of existing garage. Alterations to the existing front gable projection to allow for a front canopy extension and changes to the elevational detail, including full height glazed windows, is also proposed.

### **Consultation Responses**

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

### **Representations**

No representation 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

### **Appraisal**

#### Design and Visual Appearance

The proposed side and rear extension would incorporate a pitched gable-end design, which is considered to be in keeping with the existing roof form of the host dwelling. The extension has been designed to appear subservient to the main dwelling, featuring a reduced ridge height and a stepped-in frontage on the side elevation. The proposal would not extend up to the boundary line and would not overwhelm the property. It is therefore considered acceptable.

The roof of the existing front gable projection would be extended to accommodate a new front canopy, providing a covered but open-sided feature. This would introduce a flat-roofed element; although flat roofs are generally discouraged by policy, in this instance it would not be readily visible from the street scene, assisted by the dwelling's raised position above the highway and the existing front boundary treatment (hedging). The proposal would not dominate the front elevation and would remain subservient to the host dwelling. The roof extension and associated flat-roofed canopy would not appear out of character and are therefore considered acceptable.

The proposed alterations to the windows, particularly on the front elevation, together with timber supports beneath the extended gable roof, would alter the appearance of the dwelling compared to its current form. However, these changes are not considered harmful to the visual amenity of the property and would not detract from the character or appearance of the street scene.

The proposed rooflight on the roof slope would not be uncharacteristic of the area, as similar rooflights are present on nearby properties. The rooflight would be finished in materials to match the existing roof. This element of the proposal would not diminish the character or appearance of the host dwelling or the street scene.

The proposal would be finished in white render and black vertical composite cladding, with black aluminium glazing. While the cladding is not characteristic of the host dwelling, its use within the new extension would not appear out of place and is considered acceptable.

The proposal would not be visually harmful from views obtained from the PROW to the west boundary of the site.

Overall, 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 therefore acceptable and complies with Policies HB1 and HB8 of the Places and Policies Local Plan.

#### Residential Amenity

The proposal would not harm the residential amenity of neighbouring properties to the east, north, south and west.

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

The proposal would not result in the addition of a new bedroom and therefore would not affect the existing parking arrangements.

The proposed extension would see the demolition of a single garage. However, the proposal would not result in the addition of a new bedroom and therefore would not affect the existing parking arrangements. Despite the demolition of the garage, there would continue to be sufficient off-street parking at the site (in excess of 2 spaces) to comply with Policy T2 of the PPLP and the development is acceptable in this regard.

#### **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:

- 10460\_A2\_02 Proposed Ground Floor Plan – Received 04.11.2025
- 10460\_A2\_03 Proposed Elevations Section & Roof Plan – Received

04.11.2025

- 10460\_A3\_04 Existing & Proposed Block Plan, Site Location Plan – Received  
04.11.2025

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.