

Officer Report

Application No.	25/2179/FH
Site Address	1A KINGSWAY, DYMCHURCH, ROMNEY MARSH, TN29 0LY
Officer Name	Macey Douglas
Proposal	Demolition of existing front and rear projections, erection of single-storey front, side, and rear extensions, and erection of pitched roof over existing garage.

Recommendation

Report Number	RD-439128
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	09 January 2026

Report

Site Description

The application site is situated within the settlement boundary of Dymchurch, to the northern side of Kingsway, which is a private road.

The site features a detached bungalow which is finished in white render with white uPVC fenestrations and a brown plain tiled roof. The dwelling has previously been extended and features several flat roof elements to both the front and rear of the property.

To the front of the dwelling there is an existing area for off street parking which is suitable for approximately three vehicles.

The application site is located within Flood Zone 3.

Site History

No recent of relevant site history.

Proposal

Planning permission is sought for the replacement of the existing flat roof front extension with a gable facing porch, a single storey side and rear extension. The side element of the extension would feature a hipped roof with the rear element being of a flat roof design with roof lanterns above.

The proposal also includes the erection of a faux pitch roof above the existing adjoining garage to the eastern side elevation.

The extensions would be finished in a mixture of oak vertical cladding and white render to match the existing dwelling with a brown plain tiled roof to the pitched roof elements. It would also see the introduction of anthracite grey fenestrations throughout.

Consultation Responses

Dymchurch Parish Council – No objection

Representations

No representations received.

Relevant Policies

NPPF

Paragraphs 11, 48, 131, 135, 141

Places and Policies Local Plan (2020):

HB1 (Quality Places Through Design), HB8 (Alterations and Extensions to Buildings), T2 (Parking Standards)

Core Strategy Review (2022):

SS1, SS3

Appraisal

Design and Visual Appearance

Rear/Side Extension

The proposal seeks to include the addition of a side and rear extension. The side extension element to the western elevation would feature a pitched roof, whilst the rear extension would be of a flat roof design with two roof lanterns.

The proposed extension while would be greater than the width of the dwelling, would maintain a significant separation gap between the application site and the neighbouring property to the west of approximately 8.20 metres. Therefore, the development would continue to respect the character of the street scene by maintaining a gap between the properties in the street scene which is characteristic of the area.

Furthermore, the side element of the extension would be of a design and scale than would continue to respect the character of the dwelling.

Turning to the proposed flat roof element, given that this would be to the rear of the site and would not be visible from the street scene as it would not extend beyond the side elevation of the property to the east and the newly proposed pitched roof element to the west, it is not considered that its addition would have an impact on the character and appearance of the street scene.

The proposed extension to the front elevation of the property that would serve as a porch, would replace the existing flat roof front projection. The proposed porch to the front of the property is considered to be well designed and while is visible from the immediate street scene it is considered to have a negligible impact on the character and appearance of the property.

The proposed introduction of a faux pitch roof above the existing garage is not considered to result in harm to the character and appearance of the property or the street scene. It would not increase

the height of the garage significantly when viewed from the front, and it would remain subservient to the main dwelling in terms of its appearance.

Overall, the proposed development is considered to be acceptable in regard to visual amenity in accordance with policies HB1 and HB8.

Neighbour Amenity

The proposed extensions to the property would not extend beyond the existing eastern side elevation. Therefore, given that the location of the extensions and the separation distance between the application site and no. 3 Kingsway, it would not result in an overbearing impact or loss of light to the occupiers of this property.

The proposed faux pitch roof above the existing garage, given the separation distance and that it would only be to a small portion of the garages roof, would not result in a loss of light or loss of privacy to the occupants of no. 3 Kingsway.

Furthermore, only one new opening is proposed to the eastern side elevation which would serve a utility room. Given that the opening is only at ground floor level and would serve a non-habitable room, it is not considered that the proposed opening would lead to a loss of privacy through interlocking or overlooking to the detriment of the residential amenity of the neighbouring occupants of no. 3 Kingsway.

Turning to the potential impact of the development on no. 1 Kingsway, only one new opening which would serve an ensuite bathroom is proposed to the western side elevation. Given that this would serve an ensuite and could be conditioned in the event of an approval to be obscure glazed, the opening is not considered to provide an opportunity for interlocking or overlooking that would harm the amenity of the occupiers of no. 1.

The application site is not considered to result in a loss of light or overbearing to the occupants of no. 1 Kingsway to the west of the application site, given the separation distance of approximately 8.20 metres.

The proposed development is considered to be acceptable in regard to residential amenity in accordance with policy HB1 and HB8 of the PPLP.

Parking

The proposed number of bedrooms would not increase as a result of the development and therefore given that the existing parking arrangements would be unchanged, the proposal would not result in an impact upon the existing parking arrangements.

Flooding

The standard advice for flooding applies to this development, due to it being a minor addition to an existing property. In accordance with policy HB8, the proposed floor level should be no lower than that of the existing. This can be secured by condition.

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.

Duty to Cooperate

In accordance with the National Planning Policy Framework 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.

Recommendation

Taking the above into consideration, it is considered that the proposal is sustainable development which complies with the 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 complete accordance with the following approved drawings and documents:

KBC/25/148/001 Site Location Plan - received 28/11/2025

KBC/25/148/002 Proposed Plans, Elevations & Block Plan - received 28/11/2025

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 form received 28/11/2026.

Reason:

In the interests of visual amenity.

4

The finished floor levels of the ground floor in the extensions hereby permitted shall be no lower than those in the ground floor of the existing dwelling.

Reason:

To ensure the development is safe from flooding