

Officer Report

Application No.	25/2146/FH
Site Address	9 HIND CLOSE, DYMCHURCH, ROMNEY MARSH, TN29 0LG
Officer Name	Macey Douglas
Proposal	Front, side and rear extension including store and changes to materials to existing dwelling.

Recommendation

Report Number	RD-439159
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	14 January 2026

Report

Site

The application site is a two-storey detached dwelling within the settlement boundary of Dymchurch. The property is finished in a mixture of white painted brickwork at ground floor level and black timber cladding at first floor level. Throughout the property, white uPVC openings feature.

The property benefits from uPVC porch to the front elevation with an attached single storey flat roof garage to the northern side of the property.

The rear of the property is visible from the Dymchurch Sea Wall situated to the east of the application site. The property is situated within Flood Zone 3.

Relevant Site History

There is no recent or relevant history associated with the site.

Proposal

Planning permission is sought for the erection of a single storey rear and side wrap around extension. The extension would wrap around to the northern side elevation connecting to the existing garage.

As a result of the proposed wrap around extension, the roof of the existing flat roof garage would be altered to feature a pitched roof with a gable end. The garage would serve as a store.

The proposal would also see the loss of the existing porch with a single storey front extension that would be connected to the garage (now proposed to serve as a store).

The proposal would also see a change in materials at ground floor level from white painted brick to white render.

Consultation Responses

Dymchurch Prish Council – No objection

Representations

No representations have been received.

Relevant Policies

Places and Policies Local Plan 2020: HB1, HB8, T2

Core Strategy Review 2022

SS1, SS3

NPPF (2024)

Paragraphs: 8, 11, 39, 131-141, 181

NPPG

Appraisal

Design, Visual Appearance

The proposed single storey rear and side extension would be positioned to the northern side elevation wrapping around the property towards the rear. While the extension would be visible from the rear of the property from the Sea Wall, it is not considered to appear as an obtrusive addition to the property and would continue to serve as a subservient addition that continues to respect the character and appearance of the dwelling.

While it can be acknowledged that the northern side elevation appears as a large expanse of white render resulting in a blank elevation, lacking any architectural detail, given this would only partially be visible in glimpses from the street scene, it is not considered that this would be detrimental to the visual appearance of the main dwelling and the character and appearance of the street scene.

The proposed development would also include the alteration to the roof of the existing garage to alter this from a flat roof to a pitched roof. The proposed alterations while would increase the height of the garage by approximately 0.6 metres. It is not considered that this increase in height would overwhelm the host dwelling in terms of its scale. Furthermore, the addition of a pitched roof to the garage is considered to be acceptable in regard to design and would be similar in appearance to the existing garage featured to the neighbouring property to the north, no. 11 Hind Close.

Turning to the proposed front extension following the loss of the porch, given that this is a minor addition that would not extend across the entire front elevation it is not considered that its addition would overwhelm the dwelling in regard to its scale. Furthermore, given that the street scene features properties with various front extensions that have taken place over time, most notably no. 11, it is not considered that its addition would be out of character with the surrounding street scene.

In regards to the proposed change in materials, this would see the removal of the white painted brick and replaced with white render at ground floor level. Given that this is similar in appearance to the existing materials, it is not considered that its addition would be detrimental to the visual appearance of the property or be at odds with the character and appearance of the street scene.

Residential Amenity

The proposed development would largely impact the northern side of the application site. In regard to the potential impact of the development in terms of loss of light and overbearing impact in relation to no. 11 Hind Close, the development would retain a separation distance of approximately 7 metres and that the extension would not contravene the 45 degree angle when measured from the nearest rear ground floor window. Therefore, it is not considered that the proposed development would lead to a loss of light or overbearing impact upon the neighbouring occupants of no. 11 Hind Close.

Turning to the impact of the development on the privacy of the neighbouring occupants on no. 11 Hind Close, given that no openings are proposed to face towards this neighbouring property, it is not considered to result in a loss of privacy through interlooking and overlooking.

Given the proposed orientation, relationship and positioning of the extension towards the northern side of the application site, the proposed development would not have an impact upon the residential amenity to the neighbouring occupants of no. 7 Hind Close by way of loss of light, overbearing impact or loss of privacy.

It is considered based on the above that the proposed development would not result in harm to the residential amenity of neighbouring occupants, meeting the aims of policy HB1 and HB8.

Highways

The proposed development would not lead to the loss of parking to the front of the property. Furthermore, the proposed development would not increase the number of bedrooms to the property.

Given that this is the case, the proposed development would not lead to a loss of parking or have an impact upon highway safety.

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 paragraph 38 of 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/25/131/001 Site Location Plan - received 21/11/2025

KBC/25/131/003 Proposed Plans - received 21/11/2025

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 21/11/2025.

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