

Application No: Y19/0377/FH

Location of Site: 1 Varne Road, Folkestone, Kent, CT19 6BE

Development: Erection of a two storey side extension along with retrospective consent for the erection of a single storey rear extension and raised terrace area

Applicant: Mr T Hixon

Agent: Mr J Brooks
Kent Building Control Ltd
134 High Street
Hythe
CT21 5LB

Date Valid: 01.04.2019

Expiry Date: 27.05.2019

PEA Date:

Date of Committee: 11.06.2019

Officer Contact: Isabelle Hills

SUMMARY

This application is for the erection of a two storey side extension along with retrospective consent for the erection of a single storey rear extension and raised terrace area. The proposal has been assessed in terms of its impact on the character and appearance of the streetscene, host property and the living conditions of neighbouring properties and has been found to be acceptable on these grounds. It is considered that the proposal is acceptable, subject to the conditions set out at the end of this report.

RECOMMENDATION: That planning permission be granted subject to the conditions set out at the end of the report and that delegated authority be given to the Chief Planning officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary

1.0 THE PROPOSAL

- 1.1 This application is for the erection of part two storey and part single storey side extension along with retrospective consent for the erection of a single storey rear extension and raised terrace area.
- 1.2 The side extension would accommodate a dressing room and an en-suite to serve an existing bedroom at first floor and would create a study to the ground floor. The extension would be set back from the front elevation of the property, above the existing single storey garage, and would have an approximate width of 2.8 metres and approximate length of 7.6 metres. The roof would be set down from the main roof with an approximate height of 7.8 metres. The two storey element would have a hipped roof form to match the roof of the host property and the part single storey element would have a lean-to roof. This extension is proposed to be finished with plain roof tiles and white render to match the existing property. 1 ground floor window, rooflights, and 1 first floor obscured glazed window are proposed to be installed to the rear elevation, along with the installation of 1 window to the first floor front elevation. These are proposed to be grey aluminium to match existing windows on the property.

- 1.3 The existing single storey rear extension which also forms part of this application has a flat roof and measures approximately 3.9 metres by 8.3 metres. This extension sits above a new terraced area which has replaced an existing terrace. The extension has been finished in white render to match the existing property and has 1 roof lantern, and 2 sets of grey aluminium doors to the rear elevation.
- 1.4 The terrace extends from the rear elevation of the dwelling by approximately 4.5 metres, with an approximate width of 10 metres and extends beyond the existing west (side) elevation of the dwelling by approximately 1.8 metres. Due to the sloped nature of the garden, the terrace measures approximately 0.3 metres in height from the highest point of the land and approximately 0.7 metres from the lowest point of the land.

2.0 SITE DESIGNATIONS

2.1 The following apply to the site:

- Inside settlement boundary

3.0 LOCATION AND DESCRIPTION OF SITE

- 3.1 The application site is located on Varne Road which is a residential road characterised predominantly by large detached dwellings set back from the road with areas of hardstanding to the front providing off street parking.
- 3.2 The application property is a detached dwelling set back from Varne Road with a front garden and an area of hardstanding to the front which provides an off street parking space, along with an attached single storey garage with a lean-to roof located to the side of the property. The property has a hipped roof, with a gable ended projection to the front. The property has been rendered white with white uPVC windows to the front elevation and grey windows to the rear elevation.
- 3.3 Varne Road gradually slopes down from Wear Bay Road and therefore the garden of 1 Varne Road is higher than the neighbouring property to the west.

4.0 RELEVANT PLANNING HISTORY

4.1 There is no relevant planning history for the property.

5.0 CONSULTATION RESPONSES

5.1 Consultation responses are available in full on the planning file on the Council's website.

<https://searchplanapps.shepway.gov.uk/online-applications/>

Responses are summarised below.

5.2 Folkestone Town Council
No comment received

6.0 PUBLICITY

6.1 Neighbours notified by letter. Expiry date 25.04.2019

7.0 REPRESENTATIONS

7.1 Representation responses are available in full on the planning file on the Council's website.

<https://searchplanapps.shepway.gov.uk/online-applications/>

Responses are summarised below:

7.2 1 email received objecting on the following grounds:

- Incorrect site location plan submitted which does not show the correct rear garden boundary
- The boundary is a further 6 metres plus towards the rear elevation of 1 Varne Road
- Floor level of the rear extension is elevated to the floor level of the existing house with terrace now 0.6 metres above the existing ground level
- With height of boundary fence, this accommodates a direct view into neighbouring property – particularly Autumn to Spring due to loss of foliage

8.0 RELEVANT POLICY GUIDANCE

8.1 The full headings for the policies are attached to the schedule of planning matters at Appendix 1.

8.2 The following saved policies of the Shepway District Local Plan Review apply: SD1, BE1, BE8

8.3 The following policies of the Shepway Local Plan Core Strategy apply:
DSD

8.4 The following policies of the Places and Policies Local Plan Submission Draft apply: HB1, HB8

8.5 The following paragraphs of the National Planning Policy Framework 2018 apply:

11 – Achieving sustainable development.

127 – Achieving well designed places

9.0 APPRAISAL

Relevant Material Planning Considerations

9.1 The relevant issues for consideration with regard to this current application are design, visual impact and neighbouring amenity.

Design and Layout

9.1 Policy BE8 seeks to resist flat roofed extensions, unless the extension would not be generally visible from a public place and would serve only as an adjunct to the main building. The rear extension is single storey and is considered to appear as a subservient addition to the host property. Moreover, due to being located to the rear of the property it is not visible from within the

public realm and therefore it does not impact upon the character of the streetscene and is considered acceptable in terms of policy BE8(c).

- 9.2 Regarding the terrace, due to sloping ground levels on site, it is approximately 0.7 metres above the ground at its highest point and at its shortest point is approximately 0.3 metres above the ground. The terrace meets the height of the internal finished floor level to provide access from the property into the rear garden and therefore its height is considered acceptable. Whilst this aspect of the application is retrospective, it is noted that a smaller terrace existed in this location. Regarding the size of the terrace, this is considered to be a modest addition to the host property and rear garden and as such there are no objections in design terms.
- 9.3 The proposed two storey side extension would extend up to the boundary shared with the neighbouring property (No. 3 Varne Road). 3 Varne Road has a single storey garage that extends up to the boundary as does the single storey garage of 1 Varne Road. The proposed two storey element would be constructed above the existing garage, up to the boundary, however this would be set down from the main roof and back from the front elevation of the dwelling. Due to this, it is considered that the extension would read as a subservient addition to the host dwelling when viewed from within the streetscene and would consequently not give rise to the creation of a 'terracing effect'. The design and visual appearance of the proposed side extension is therefore considered acceptable in this instance.
- 9.4 The materials used on the single storey rear extension and proposed materials for the side extension match existing materials present on the exterior of the property and are therefore considered acceptable.
- 9.5 For the reasons as set out above, it is considered that the proposed side extension, along with the retrospective rear extension and terrace, do not appear to adversely or detrimentally impact upon the character of the host dwelling and do not pose any harm to the character of the streetscene, complying with saved policy BE8 and emerging policy HB8 and being acceptable in design terms.

Amenities of Neighbouring Occupiers

- 9.6 Saved policy BE8 states that alterations and extensions to existing buildings should not adversely affect the amenity enjoyed by the occupiers of neighbouring properties and paragraph (e) states that alterations or extensions which cause undue loss of privacy for occupiers of neighbouring properties through overlooking windows, doors or balconies should be avoided.
- 9.7 The rear extension and proposed single storey lean-to are at single storey level and are therefore not considered to give rise to overlooking to neighbouring properties. The proposed front and rear first floor windows would be at the same height as the existing first floor windows and are therefore not considered to give rise to significant additional overlooking to neighbouring properties.
- 9.8 A neighbour objection has been received raising concerns with overlooking from the rear terrace. The terrace is the same height as the internal finished floor level of the host property, and is some 16 metres from the rear boundary. Having assessed these grounds on the terrace during the site visit, it was not considered that this gave rise to significant or detrimental overlooking to neighbouring properties to the rear such as to justify refusing planning permission.
- 9.9 The host property is naturally set higher above the neighbouring property to the west, No. 3 Varne Road, due to the variation in land levels. To prevent adverse overlooking to the occupants of 3 Varne Road a condition is included requiring screening to be provided.

Environmental Impact Assessment

9.10 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.

Human Rights

9.11 In reaching a decision on a planning application the European Convention on Human Rights must be considered. The Convention Rights that are relevant are Article 8 and Article 1 of the first protocol. The proposed course of action is in accordance with domestic law. As the rights in these two articles are qualified, the Council needs to balance the rights of the individual against the interests of society and must be satisfied that any interference with an individual's rights is no more than necessary. Having regard to the previous paragraphs of this report, it is not considered that there is any infringement of the relevant Convention rights.

Public Sector Equality Duty

9.12 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.

9.13 This application is reported to Committee the applicant is an employee of the Council and an objection has been received from a neighbouring occupant.

10.0 BACKGROUND DOCUMENTS

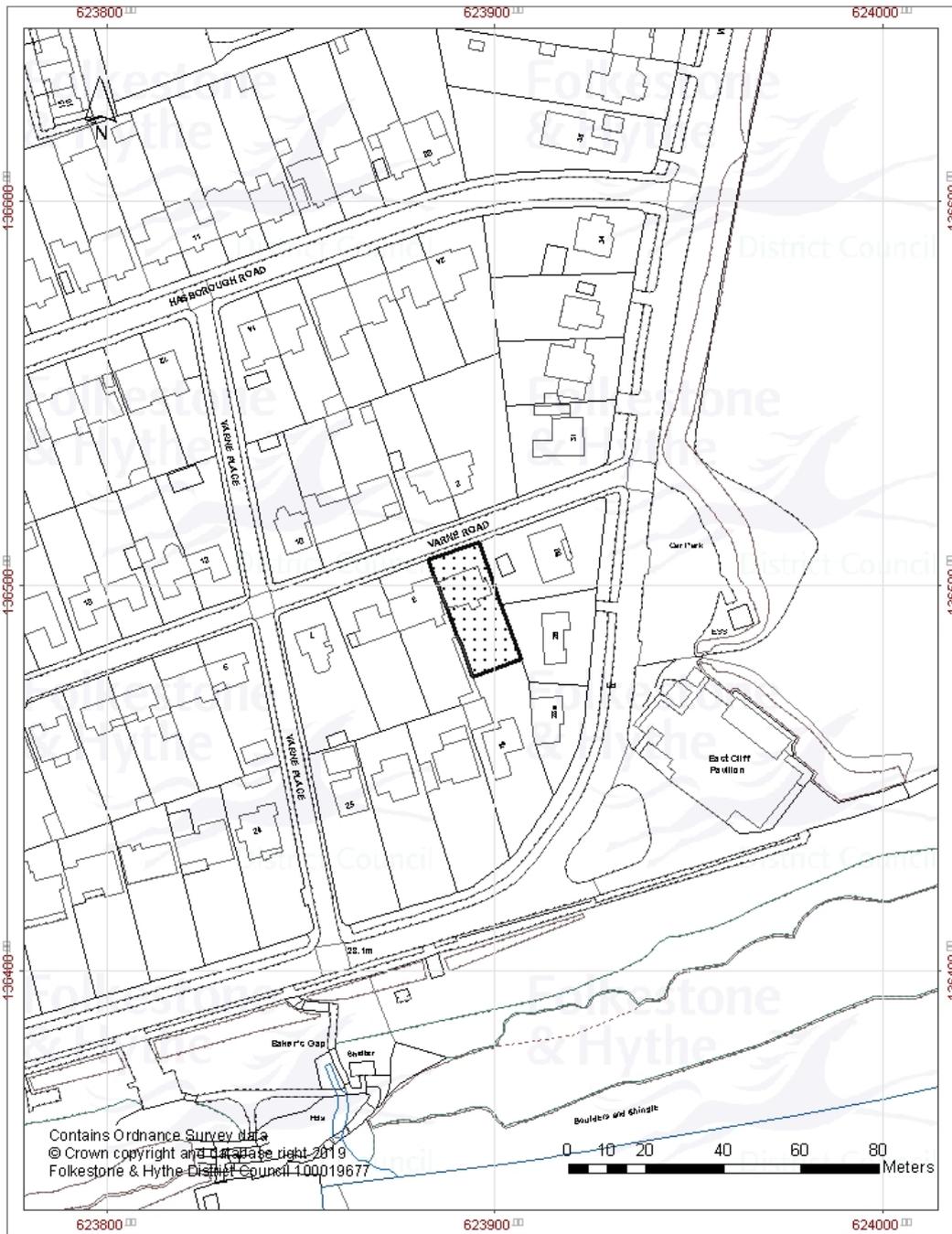
10.1 The consultation responses set out at Section 5.0 and any representations at Section 7.0 are background documents for the purposes of the Local Government Act 1972 (as amended).

RECOMMENDATION – That planning permission be granted subject to the following conditions and that delegated authority be given to the Development Management Manager to agree and finalise the wording of the conditions and add any other conditions that she considers necessary:

1. Standard time condition
2. Approved plan numbers
3. Materials
4. Screening

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