

Application No: 20/0137/FH

Location of Site: Inge Cottage, 52 Coolinge Lane, Folkestone, CT20 3QF

Development: Barn hip extension increasing height of existing roof to provide living accommodation at first floor level along with the replacement of existing rear extension.

Applicant: Mr Hall

Agent: Mr Giles Fitch
Blueprint Projects
Unit 12 Riverside
Industrial Estate
West Hythe Road
Hythe
CT21 4NB

Officer Contact: Isabelle Hills

SUMMARY

This report considers whether planning permission should be granted for the erection of a barn-hip roof extension increasing the height of the existing ridge and eaves to provide living accommodation at first floor level along with the replacement of the existing rear extension with a larger rear extension.

The report recommends that planning permission be refused as it is considered that the proposed barn-hipped roof extension would significantly alter the existing character and appearance of the dwelling. The change in roof form and additional bulk introduced would result in an overly prominent appearance which would harm the appearance of the property and the immediate surrounding streetscene.

RECOMMENDATION:

That planning permission be refused for the reasons set out at the end of the report.
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1. INTRODUCTION

1.1. The application is reported to Committee by Cllr Collier.

2. SITE AND SURROUNDINGS

- 2.1 This application relates to a detached bungalow situated on the eastern side of Coolinge Lane, within the settlement of Folkestone. The bungalow is of hipped roof form with a hipped front projection; of white painted render finish with brick base, with a brown concrete tiled roof. The dwelling has a single storey flat roofed rear extension. The front curtilage of the property comprises a lawned garden with a driveway running down the southern side of the bungalow, leading to a detached garage at the rear of the site (Figures 1-2).



Figure 1: Front elevation



Figure 2: Rear elevation

- 2.2 The properties to either side of the site are also detached bungalows (Figure 3). No.52A to the north is of gable-end form. Planning permission was granted at this property for a roof extension including front and rear dormers to facilitate first floor accommodation; this permission has not been enacted. No. 50 to the south is of a similar design to the application property, with a hipped roof form, but is of brick faced finish rather than render. No. 48 is a two-storey dwelling, brick faced with a hipped roof.



Figure 3: Surrounding Streetscene

2.3 In the wider street scene, there are a range of dwelling designs and types, including two-storey designs, roof forms are a mix of hipped and gabled, with a flattened development further to the south is of flat roof form.

2.4 A site location plan is attached to this report as Appendix 1.

3. PROPOSAL

3.1 Householder planning permission is sought for the erection of a barn-hip roof extension increasing the existing ridge and eaves height of the roof to provide additional living accommodation at first floor level. The ground to the front of the property slopes to the south. At present the eaves of the dwelling range from approximately 2.6 metres to 3 metres in height with a ridge height of 6.7 metres. The proposed eaves height would range from between approximately 3.8 to 4.2 metres with a proposed ridge height of 8.4 metres. Two rooflights are proposed to be installed to the north facing roof slope and one rooflight to the south facing roof slope. The roof plan does not accord with the elevations and floorplans and show 4 rooflights on the north facing roofslope.

3.2 The proposal also seeks to replace the existing flat roofed single storey extension with a new larger pitched roof rear extension. This is proposed to have an approximate width of 6.42 metres and approximate height of 3.6 metres (Figures 4-5).

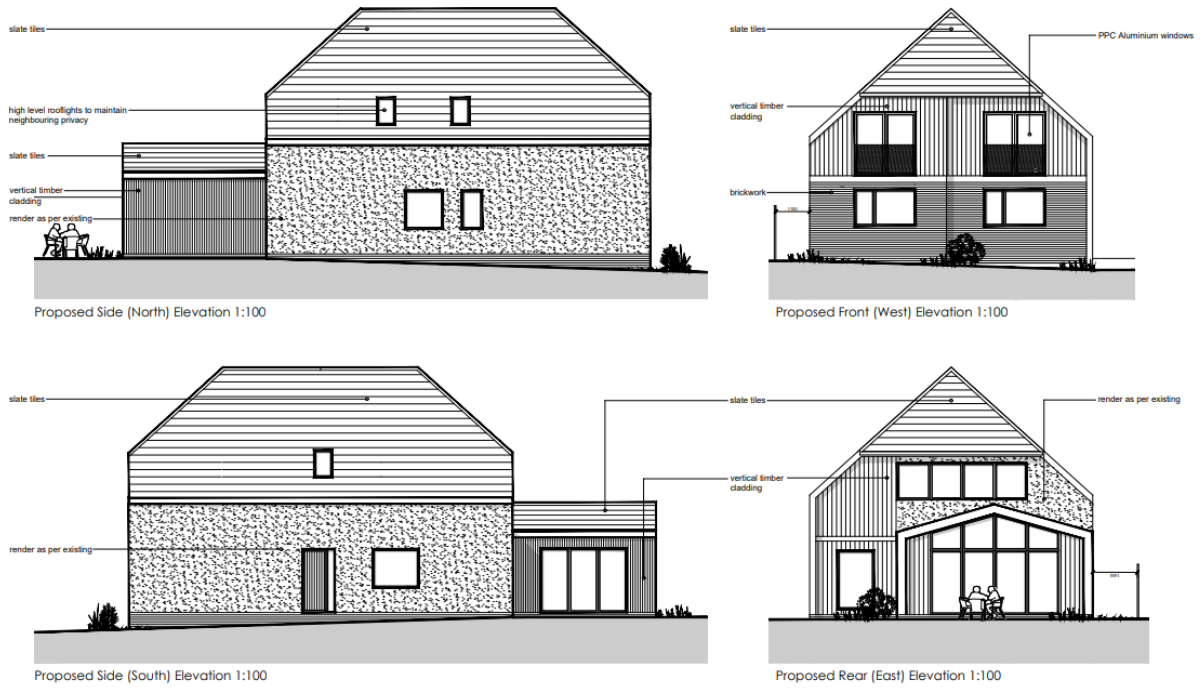


Figure 4: Proposed Elevations



Figure 5: Existing and Proposed Streetscene Elevations

- 3.3 Internally, the existing layout provides three bedrooms located on the ground floor. The proposal seeks to relocate three bedrooms to first floor level with two bathrooms. Relocating the bedrooms upstairs combined with the proposed rear extension would allow for a guest bedroom at ground floor level with en-suite, a utility and WC, an open-plan kitchen / living / dining area and separate lounge (Figure 6).

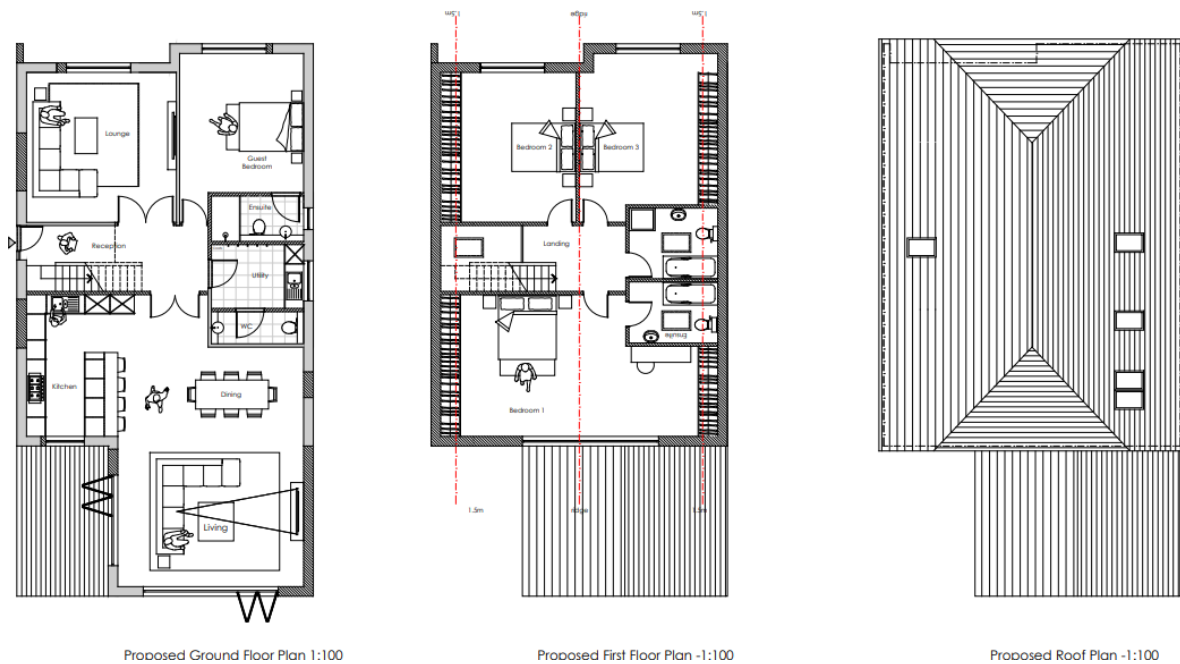


Figure 6: Proposed Floor Plans

- 3.4 Externally, the front elevation is proposed to be a mixture of brickwork with vertical timber weatherboarding to the first floor. The side elevations are proposed to be rendered to match the existing. Render is proposed to be located to the rear with some timber cladding installed. The roof is proposed to be finished in slate roof tiles and dark grey aluminium windows are proposed to be installed throughout the property. The proposed rear extension also features a large door to the rear elevation.
- 3.5 This application is a re-submission of Y19/0431/FH which proposed a hip to gable extension along with the increase in height of the existing roof to provide first floor living accommodation, replacement of the existing rear extension and material changes to the exterior of the property. This application was refused for the following reason –

The proposed gable-end roof extension would significantly alter and diminish the existing character and appearance of the dwelling, a key part of which is the existing hipped roof form. The change in roof form and additional bulk introduced would result in an overly prominent appearance which would harm the appearance of the property and the street scene. The proposed development is therefore contrary to policies BE1 and BE8 of the Shepway District Local Plan

Review, and draft policies HB1 and HB8 of the emerging Places and Policies Local Plan Submission Draft.

- 3.6 The key differences between the previous application and this re-submission, is the introduction of a barn-hipped roof as opposed to a gable end and revisions to the fenestration located to the front elevation.

4. RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history for the site is as follows:

Y19/0431/FH	Hip to gable extension increasing height of existing roof to provide living accommodation at first floor level along with the replacement of the existing rear extension and rendering of the property and replacement of existing roof tiles.	Refused
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5. CONSULTATION RESPONSES

- 5.1 The consultation responses are summarised below.

Consultees

Folkestone Town Council – no response received. Expiry 17.03.2020

Local Residents Comments

- 5.2 One neighbour comment has been received and is set out below –
- The height of the proposed extension is excessive particularly in comparison to the dwellings either side
 - The extension will overshadow neighbouring bungalow cutting out light
 - The extension will create an invasion of privacy and enjoyment of garden to neighbouring property
 - The extension will be visually overbearing and will be an overdevelopment of the existing property

6. RELEVANT PLANNING POLICY

- 6.1 The Development Plan comprises the saved policies of the Shepway District Local Plan Review (2006) and the Shepway Core Strategy Local Plan (2013)

- 6.2 The new Places and Policies Local Plan Submission Draft (February 2018) has been the subject to public examination, and as such its policies should now be afforded significant weight, according to the criteria in NPPF paragraph 48.
- 6.3 The Folkestone & Hythe District Council Core Strategy Review Submission Draft (2019) was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation between January and March 2019, as such its policies should be afforded weight where there are not significant unresolved objections.
- 6.4 The relevant development plan policies are as follows:-

Shepway District Local Plan Review (2013)

SD1 – Sustainable Development

BE1 - Standards expected for new development in terms of layout, design, materials etc.

BE8 – Standards expected for alterations and extensions to existing buildings in terms of scale, proportions, materials, roof line, detailing, impact on amenity and impact on character of the streetscene.

TR12 – Vehicle parking standards.

Shepway Local Plan Core Strategy (2013)

DSD – Delivering Sustainable Development

Places and Policies Local Plan Submission Draft (2019)

HB1 – Quality Places through Design

HB8 – Standards expected for alterations and extensions to existing dwellings

Core Strategy Review Submission draft (2019)

- 6.5 The following are also material considerations to the determination of this application.

National Planning Policy Framework (NPPF) 2019

- 6.6 Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-

Paragraphs 124, 127

National Planning Policy Guidance (NPPG)

Design: process and tools

National Design Guide October 2019

C1 – Understand and relate well to the site, its local and wider context

I2 – Well-designed, high quality and attractive

Paragraph 53 *‘Well designed places are visually attractive and aim to delight their occupants and passers-by’.*

7. APPRAISAL

7.1 In light of the above the main issues for consideration are:

- a) Design and impact on streetscene
- b) Residential amenity
- c) Parking and highways

a) Design / visual impact on streetscene

- 7.2 Saved policy BE1 expects development to accord with existing development in the locality, where the site and surrounding development are physically and visually interrelated in respect of building form mass, height and elevational detail. Saved policy BE8 requires alterations and extensions to existing buildings to reflect the scale, proportions, materials, roof line, and detailing of the original building and should not have a detrimental impact upon the streetscene.
- 7.3 The existing bungalow is considered to have a low-key appearance in the streetscene, due to its scale and form, and its location set back from the highway. The existing hipped roof form of the dwelling is a key element of its character. The dwelling is of a very similar design and form to the dwelling immediately to the south, albeit this dwelling is of brick faced finish. The two dwellings appear as a pair of hipped roof properties in the streetscene, and this consistency of design adds to the qualities of the streetscene.
- 7.4 The proposed development would raise the dwelling up to 1.5 stories in height, providing a full two stories of accommodation with a strong barn-hipped character. The proposed increase in height is greater than that proposed under the previous application which was refused due to the additional bulk and character of the roof design. It is appreciated that the proposal had been re-designed with a barn-hipped roof to try to reduce some of the mass and bulk of the roof form. However it is not considered that this change in roof form has sufficiently addressed the previous reason for refusal, and as such has resulted in an increase in height, which in conjunction with the additional bulk which the

barn hip would form, would still result in a significantly bulkier more prominent dwelling than the existing.

- 7.5 Whilst it is appreciated that there are examples of varying roof forms along Coolinge Lane, the existing dwelling is of hipped roof form and this forms a key part of its character and provides consistency of design with the dwelling immediately along to the south.
- 7.6 The proposed roof extension is considered would diminish and significantly alter this character of the streetscene. Furthermore, it is proposed that a contemporary finish would be employed, with rendered walls, grey framed windows and a slate roof. This would contrast with the prevailing character of materials in the streetscene; where brown tiled roofs and white framed window result in a more traditional appearance than that which is proposed. However the proposed choice of materials are not considered to be visually detrimental enough as to warrant refusal on this ground.
- 7.7 The proposed rear extension would replace the existing rear projection, albeit slightly larger in footprint and with a pitched roof. This would be situated flush with the existing side elevation and is considered would appear to serve as a subservient addition to the property. No objection was raised to the design or visual appearance of the single storey rear extension under the previous application and it is considered that this remains to be acceptable with regard to its visual appearance. Due to the proposed extension being located to the rear of the property it is also not considered that this would be readily visible from within the streetscene and as such would have acceptable impact upon the character and appearance of Coolinge Lane.
- 7.8 Therefore, it is considered that the resultant appearance, due to the introduction of a barn-hipped roof form proposed and the additional bulk, would significantly alter the existing character and appearance of the dwelling, and would appear overly prominent, to the detriment of the streetscene. It is therefore considered that the proposed development fails to address the objectives of Local Plan Review policies BE1, BE8 and emerging policies HB1 and HB8.

(b) Residential amenity

- 7.9 Saved policy BE8 and emerging Places and Policies Local Plan policy HB8 require alterations and extensions to existing dwellings to not adversely affect the amenity enjoyed by the occupiers of neighbouring properties.
- 7.10 The application proposes an increase in scale and bulk and therefore has potential to cause an overbearing impact and additional overshadowing. The introduction of first floor windows also has the potential to cause additional overlooking of neighbouring properties.

- 7.11 At present the eaves of the dwelling range from 2.6 metres to 3 metres in height with a ridge height of 6.7 metres. The proposed enlarged dwelling would have an eaves height range of 3.8 to 4.2 metres with a ridge height of 8.4 metres. The proposed single storey rear extension would have a ridge height of 3.7 metres. Due to the increase in ridge and eaves height, and the introduction of a barn-hipped roof form to the front and rear, the occupants of no. 52A to the north of the site would view additional bulk alongside their boundary.
- 7.12 No. 52A has a side window facing southwards, this is however positioned in front of the application dwelling and would therefore not be subject to significant harm. The additional bulk would be visible alongside the rear garden of no. 52A, from the garden and the rear fenestration of the dwelling, and would result in some additional enclosure of the garden area and some additional overshadowing. The enlarged dwelling would however be set back from the boundary between the two properties by 1 metre, and the bulk of the roof would slope away from the boundary. Overall it is considered that the additional bulk which would result would not cause harm of a magnitude which would warrant the refusal of planning permission.
- 7.13 To the southern side boundary of the site, the additional bulk proposed is of lesser concern as it would be positioned alongside the bungalow to the south rather than impacting upon the rear garden of this property. The bungalow to the south does have one side facing window, the outlook from this window however would remain similar to the existing situation and significant additional overshadowing would not result due to the orientation of the two properties. A daylight/ sunlight study was undertaken by the applicant which demonstrates that the impact of the development upon neighbouring properties would meet the British Standards. The report has been written by a competent professional and as such, there the proposal is considered acceptable in this respect.
- 7.14 It is considered that the neighbouring dwellings to the north which front onto Croft Lane are far enough away from the site to not be harmed by the additional bulk which is proposed.
- 7.15 Regarding overlooking, the north facing side rooflights proposed serve bathrooms and could therefore be conditioned as obscure glazed and non-opening or be relocated higher up within the roof slope, were the scheme to have been considered acceptable in all other regards. The south facing roof light would serve the stairway and would face towards the roof of the bungalow to the south. The proposed first floor front windows would face out over the road and would not cause harm to neighbouring privacy. The proposed rear-facing first floor windows would cause some additional overlooking of neighbouring gardens, neighbouring dwellings to the rear however are set well away from the application site, and oblique views which would be available to the dwellings to either side of the site would not have a significant impact upon neighbouring privacy.

7.16 Overall, whilst it is acknowledged that the proposed development would have some impact upon neighbouring amenity, and the additional bulk would have some enclosing impact on the neighbouring garden to the north, overall it is considered that significant harm would not be caused and the level of harm is acceptable.

(c) Parking and Highways

7.17 Saved policy TR12 states that maximum parking standards must be complied with. Appendix 6 states that a dwelling with 4 or more bedrooms requires 3 parking spaces per dwelling.

7.18 As was concluded under the previous application, which also proposed an increase from 3 to 4 bedrooms within the property, there is considered to be sufficient off-street parking to the driveway (23 metres in length) to the side of the dwelling and garage which is proposed to remain unaltered. As such it is considered that the existing site would have sufficient off-street parking to accommodate the proposed development in line with the requirements of policy TR12.

Environmental Impact Assessment

7.19 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.

Local Finance Considerations

7.20 Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Section 70(4) of the Act defines a local finance consideration as a grant or other financial assistance that has been, that will, or that could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy. There is no CIL requirement for this development.

Human Rights

7.21 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

7.22 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.

Working with the Applicant

7.23 In accordance with paragraphs 38 of the NPPF, Folkestone and Hythe District Council (F&HDC) takes a positive and creative approach to development proposals focused on solutions. F&HDC works with applicants/agents in a positive and creative manner. However this application is not considered to have overcome the previous reasons for refusal and as such this application is recommended to be refused on the same grounds.

8. CONCLUSION

8.1 The proposed increase in ridge and eaves height of the existing dwelling along with the introduction of a barn hip roof form would result in additional bulk to the existing dwelling which is considered would significantly alter the existing character and appearance of the dwelling, and would appear overly prominent, to the detriment of the streetscene. This re-submission has removed the gable end previously proposed, however the introduction of a barn hip roof form is not considered to have sufficiently addressed the previous reason for refusal. The proposal is therefore considered to be contrary to saved policies BE1 and BE8 and emerging policies HB1 and HB8.

8.2 It is therefore recommended that planning permission should be refused.

9. BACKGROUND DOCUMENTS

- 9.1 The consultation responses set out at Section 5.0 are background documents for the purposes of the Local Government Act 1972 (as amended).

10. RECOMMENDATION

That planning permission be refused for the following reason(s):

1. The proposed barn hip roof extension, by virtue of its increased height and bulk, would result in harm to the character and appearance of the dwelling. In addition, the resulting design would be at odds with the two single-storey dwellings that abut the property, negatively impacting upon the character of the street scene. The proposed development is therefore contrary to saved policies BE1 and BE8 of the Shepway District Local Plan Review, and draft policies HB1 and HB8 of the emerging Places and Policies Local Plan Submission Draft.

Appendix 1– Site Location Plan

20/0137/FH
Inge Cottage
52 Cooling Lane
Folkestone

