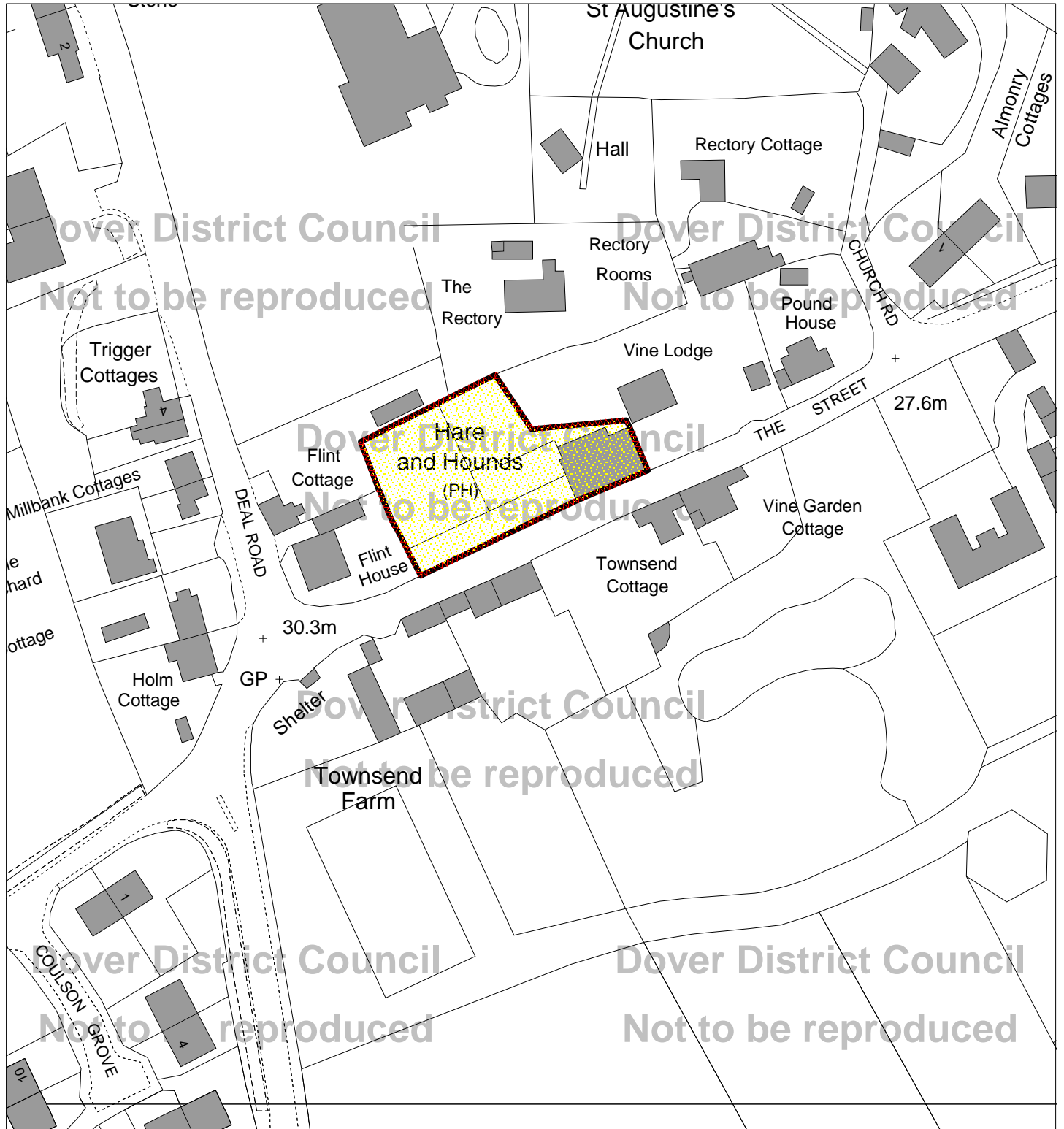


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Application: DOV/15/00223

Hare & Hounds

The Street

Northbourne

CT14 0LG

TR33315212



- a) **DOV/15/00223 – Erection of a first floor rear extension, single storey rear and side extensions and associated internal alterations together with external alterations to provide terraces (partial demolition of existing building) - Hare and Hounds, The Street, Northbourne, Deal**

Reason for report: The number of third party representations

- b) **Summary of Recommendation**

Planning permission be Granted.

- c) **Planning Policy and Guidance**

National Planning Policy Framework (NPPF)

The NPPF sets out a presumption in favour of sustainable development and includes core planning principles which seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

- The NPPF has 12 core planning principles which amongst other things include the need to proactively drive and support sustainable economic development to deliver business needs. They also seek to secure high quality design and a good standard of amenity for all existing and future occupants and support economic growth
- Section 1 (Building a strong, competitive economy) states that significant weight should be placed on the need to support economic growth through the planning system
- Paragraph 6 of NPPF states that the purpose of the planning system is to contribute to achieving sustainable development. Further in paragraph 7 the NPPF goes on to state that there are three dimensions to sustainable development: economic, social and environmental
- Paragraph 28 of the NPPF promotes the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship
- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings
- Paragraph 70 of the NPPF states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as public houses) and other local services to enhance the sustainability of communities and residential environments

- Paragraph 128-136. LPAs should assess significance of any heritage asset which may be affected by a proposal. Where proposal would lead to less than substantial harm, harm should be weighed against public benefits of proposal. The more important the asset the greater the weight should be.

National Planning Practice Guidance (NPPG)

- On 6 March 2014 the Department for Communities and Local Government launched a planning practice guidance web-based resource. This contains a number of sections to enable users of the planning system to obtain information in a useable and accessible way. It is a material consideration when making decisions as it replaces the previous planning guidance documents which are now cancelled

Dover District Core Strategy (CS)

- Policy CP1 sets out the Government strategy which is to focus new development at urban areas, which amongst other things seeks to underpin urban revival. Dover is a Secondary Regional Centre which is the major focus for development in the District; suitable for the largest scale developments
- Policy DM3 sets out that permission for new commercial development or the expansion of an existing business will be given provided that it is located at a Rural Service Centre or a Local Centre, it is consistent with the scale and setting of the settlement or it is a Village as designated within the Settlement Hierarchy provided that it would not generate significant travel demand and is in all other respects consistent with the scale and setting of the settlement. In all cases development should be sited within the settlement confines unless it can be demonstrated that no suitable site exists, in which event it should be located adjacent to the settlement unless there is a functional requirement for it to be located elsewhere
- Policy DM13 requires that the provision of car parking be design-led approach based upon the characteristics of the site, the locality, the nature of the proposed development and its design objective.

Sections 66(1) (listed building) and 72(1) (conservation area) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) of the Act states that, 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.'

Section 72(1) states that, 'In the exercise, with respect to any building or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

d) **Relevant Planning History**

98/00231 – Rear first floor extension - Granted

e) **Consultee and Third Party Responses**

Arboricultural Officer: No objections

Northbourne Parish Council: Have studied the amended plans but feel although it is obvious the applicant have made significant changes, they still have the following concerns: 1) that there should be adequate supervision of tree work during the construction phase (*this can be dealt with by way of condition,*) 2) that the local community may be worried that proposed works would result in significant loss of parking space

KCC Highways: Are satisfied that the resultant car parking is adequate

Conservation Officer: The proposed side extension with double pitched and hipped roof replaces a smaller extension. The re-modelling of the rear of the building to include pitched roof extension, resulting in a double pitched configuration is not out of character with the building (although it could have included hipped ends rather than gables). The general scale and massing will have a neutral impact on the setting of the conservation area. It would be advisable to avoid velux rooflights in favour of a roof light that sits flush with the roof tiles/slates, this and external materials and hard landscaping can be conditioned.

Public Representations: Eight letters of objection have been received and their comments are summarised as follows:

- Plans reduce the number of parking spaces whilst increasing the dining area
- Loss of parking spaces
- Increase in footfall
- Village already suffers from a lack of parking
- Too close to the rear boundary and provides clear views into their garden
- Access ramp would result in loss of privacy and compromise security
- Where will managers/staff accommodation be
- Removal of trees
- Overlooking
- Small terrace area adjacent to the boundary would result in noise and disruption
- Redesign and alteration of the pub is out of keeping with the village
- Main car park is situated on a steep slope and this appears to discourage a lot of visitors
- Proposals will impact on neighbours privacy
- Access ramp and extension to rear along the neighbouring boundary line will compromise privacy and security
- At present only one window at the back of the pub at first floor level
- Ramp would become an extended playground and smoking area
- Rear terrace would create noise in close proximity to neighbouring property

- Scale of the proposed extension and alterations are inappropriate
- Building would be too large and imposing
- Out of keeping with the conservation area
- Increase in noise and disturbance through additional traffic
- Additional bedrooms what provision has been made for additional services such as sewerage capacity
- No provision for 24 hour on-site management

One letter neither supporting nor objecting has been received and the comments are summarised as follows:

- Having seen the plans and considering the impact on the village and so far have been unable to see a downside

f) 1. **The Site and the Proposal**

- 1.1 The application site is a public house, which lies outside of any settlement confines on the main street through Northbourne.
- 1.2 The building is within a predominately residential area and also lies within the Northbourne Conservation Area and is adjacent to a number of listed buildings. The property is finished in white painted render and has an existing single storey extension to the west. There are a number of single storey flat roof extensions to the rear of the building. The main two storey element of the building has a catslide roof to the rear. The public house has an existing garden and there are car parking facilities to the west of the main building.
- 1.3 Planning permission is sought for the erection of a first floor rear extension, single storey rear and side extensions and associated internal alterations together with external ground work alterations to provide terraces to the existing garden area which would be extended forward.
- 1.4 At ground floor the kitchen area would be extended and renovated to incorporate the existing ground floor extensions. This single storey rear extension would have six rooflights in its flat roof. To the west side elevation a single storey extension is proposed to replace the existing side extension to facilitate a larger dining room. Externally it is proposed to carry out works to upgrade the existing outside terrace garden areas to the west of the building. The plans have been amended following the original submission to address concerns.
- 1.5 The first floor additions would see the continuation of the existing first floor flat roof extension at the eastern end of the building to facilitate three bedrooms and en-suites. The existing flat roof would be replaced with a pitched roof, which would be continued along the rear elevation to enable an increased footprint. This first floor addition would extend 13m across the existing roofplane and would end within 1m of the edge of the building to its west elevation in order to retain some of the original catslide. It is proposed to insert two windows in the first floor rear facing elevation, which would serve the stairs and a landing. Five rooflights are also proposed in the roofplane to provide additional light into the hallway and also into en-suite bathrooms. It is of note that the

plans have been amended to remove an originally proposed external walkway, which would have extended along the dividing boundary up to first floor level in order to provide access at first floor to the proposed guest suites. These suites will now be accessed internally through the public house and no provision is to be made for an external access to the first floor. The proposals involve the removal of one tree, which is detailed in the Arboricultural Report as a Cordyline (T10). The remaining trees on site can be protected by tree protection measures, which can be required by condition.

1.6 *Plans will be on display*

2. **Main Issues**

2.1 The main issues for consideration are:

- The principle of development
- Impact on residential amenity
- Impact on highway safety
- Impact on the street scene and Conservation Area and Setting of Listed Buildings

2.2 **Assessment**

The principle of the development

2.3 The site lies within a hamlet, where as designated by Policy CP1 further development is not suitable unless it functionally requires a rural location. As the public house is an existing business in a rural area and the proposals are to extend the existing business it is considered that the principle of the development is acceptable in policy terms.

2.4 Government guidance seeks to promote economic growth and supports the sustainable growth and expansion of all types of businesses in rural areas. The NPPF also emphasises that the planning system plays an important role in creating healthy, inclusive communities. The NPPF at paragraph 28 also promotes the retention and development of local services and community facilities in villages, such as public houses. Further at paragraph 70 planning policies and decisions should plan positively for the provision and use of shared space, community facilities such as public houses to enhance the sustainability of communities and residential environments. In light of Government guidance contained within the NPPF it is considered that the proposal would comply with national policy.

2.5. **Impact on residential amenity**

2.6 The surrounding properties are primarily residential in use.

2.7 The side extension to the west elevation would face directly onto an existing car parking area and would measure 4m by 6.3m (this has been reduced from 6.5m by 6.3m). Due to the siting of the extension it

is not considered to adversely impact on the residential amenities of any neighbouring occupants.

- 2.8 The proposed alterations to the rear would be in close proximity to the neighbouring boundary and property 'Vine Lodge'. Vine Lodge shares a dividing boundary with the Hare and Hounds, with their private residential amenity area running parallel to the boundary. The ground floor addition to the kitchen and toilet areas (which will extend the existing single storey ground floor area) would run parallel to the dividing boundary and would be at its closest approximately 300mm from the boundary. The existing storage extensions areas to the west flank would become the W.C's.
- 2.9 There are now only two small first floor windows that would look towards the Vine Lodge curtilage to the north and they only serve a stairwell and landing area. In addition given the amendments which have been made to the proposal to reduce the potential for overlooking, especially from the first floor with the removal of the external ramp and a number of windows, it is considered that the first floor rear extension would not result in any harmful over/interlooking or loss of privacy into the private amenity area of Vine Lodge. Any additional shadowing from the pitched roof extension would fall across the dining room windows and front garden in late afternoon. The tree screening to the north boundary, which are owned by the occupants of Vine Lodge would largely remain. Further, the provision of the ground floor extensions would be set below the ground level of the garden of Vine Lodge. As such no undue harm to the amenities of the occupants of that property are envisaged as a result of the extensions.
- 2.10 The terracing works to the garden area are unlikely to result in any loss of residential amenity given the distance between the extended garden area and nearest properties. Any noise nuisance or unneighbourly harm would be dealt with by Environmental Protection under their legislation, as is the current situation.
3. Impact on highway safety
- 3.1 The site has a fairly large car park to the west and currently provides some off road parking to the front. The proposed side extension and alterations to the garden area would result in the loss of approximately 4 car parking spaces along the front. However, it is considered that whilst there would be a slight reduction in the number of car parking spaces, there remains sufficient provision on site. In addition it is possible to park on street, which is already utilised by both patrons to the public house and people living nearby. The site is within close proximity to a bus stop and is located at the centre of the village which would encourage walking to the site.
- 3.2 KCC Highways have confirmed that there would be sufficient parking within the car park to ensure that no undue harm would result on highway safety and parking. Implementation and permanent retention of the car parking spaces shown on the plans can be conditioned.
4. Impact on street scene and conservation area and setting of listed buildings

- 4.1 Section 72(1) of the Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area when considering an application to any building or land in a conservation area.
- 4.2 The NPPF recognises that heritage assets are irreplaceable resources and they need to be conserved in a manner appropriate to their significance. Local Planning Authorities are required to take into account the desirability of sustaining and enhancing the significance of a heritage asset.
- 4.3 Local Planning Authorities are required to assess development, which may affect the setting of a heritage asset taking into account the available evidence. In consideration of the impact of a proposal on a heritage asset conflict between the heritage assets conservation and any aspect of the proposal is sought to be avoided. Great weight is required to be given to an assets conservation. Proposals that do not preserve conservation areas and their setting are resisted.
- 4.4 In this case due to the close proximity of the designated conservation area and listed buildings, due consideration must be given to whether there would be harm caused to setting and appearance of the conservation area and listed building with the LPA having special regard to the desirability of preserving a listed building or its setting (S.66 (1)) and special attention being paid to the desirability of preserving or enhancing the character or appearance of that area (S.72 (1)). Where there is harm identified an LPA must consider whether this can be outweighed by public benefits, including securing its optimum viable use. Where none can be found to outweigh the harm permission must be refused.
- 4.5 The west side elevation of the building is clearly visible upon entering The Street with clear views achievable of this end elevation. The area is open to the street and there is no road frontage screening given that the property is built directly up to the road edge. The open nature of the street scene makes the detached public house a prominent and imposing structure within the street scene and the Conservation Area. At present there is a single storey side extension, which is white painted render. This elevation would be altered with the introduction of the new larger single storey side extension, with partial views achievable of the first floor pitched roof addition.
- 4.6 Whilst the proposals will inevitably result in a built form which would be visible from the surrounding street scene and Conservation Area; the extensions and alterations have been well designed to blend in sympathetically to the built form of the existing building and would not appear as incongruous. It is further considered that the replacement and renovation of the existing extensions on the building would help to ameliorate the somewhat tired appearance of the additions in particular the flat roof elements to the rear. Having fully considered the potential for harm it is considered that the proposal would not result in harm to the surrounding designated heritage assets and is therefore acceptable. It is considered that the general scale and massing of the proposed extension would have a neutral impact on the

setting of the conservation area and as such the proposals are acceptable in terms of impact on the conservation area.

Conclusion

- 4.7 The National Planning Policy Framework (NPPF) reflects the government's commitment to building a strong and competitive economy. The proposal would be a sustainable form of development in terms of social, economic and environmental and therefore complies with this core principle of the NPPF. The NPPF further promotes the retention and development of local services and community facilities whilst also supporting the expansion and growth of rural businesses.
- 4.8 The NPPF makes it clear that all decisions should be made in conformity with the Local Plan and equal weight should be given to economic, social and environmental factors. The development would comply with Core Strategy Policies CP1. The development would ensure that the public house can continue to operate as a community facility which would help contribute towards and enhance the sustainability of communities and residential environments.
- 4.9 In reaching a recommendation, due regard has been paid to comments and representations received.
- 4.10 In conclusion, the development proposals are acceptable in terms of policy objectives and the aims and objectives of the NPPF and it is considered that planning permission should be granted.
- 4.11 In respect of the Public Sector Equality Duty under the Equality Act, the recommendation is not considered to disproportionately affect any particular group.

g) **Recommendation**

- I PERMISSION BE GRANTED subject to conditions to include: i) Timescale of commencement of development, ii) A list of the approved plans iii) External materials to match those used in the existing building, iv) Roof lights to be flush within roofslope (conservation style), v) Scheme for hard and soft landscaping, vi) Obscure glazed windows to rear elevation, vii) Laying out and permanent retention of parking spaces shown on the approved plans, ix) Construction Management Plan (which will include Tree Protection Measures and Supervision details) during construction phase.
- II Powers be delegated to the Head of Regeneration and Development to settle any necessary planning conditions in line with the issues set out in the recommendation and as resolved by the Planning Committee.

Case Officer

Kerri Bland