

- a) **DOV/17/00100 – Erection of a single storey rear extension and rear dormer roof extension - 26 North Road, Kingsdown**

Reason for report: Number of contrary views.

- b) **Summary of Recommendation**

Planning permission be granted.

- c) **Planning Policies and Guidance**

Core Strategy Policies

DM1 - Development will not be permitted outside of the settlement confines, unless it is specifically justified by other development plan policies, or it functionally requires such a location, or it is ancillary to existing development or uses.

National Planning Policy Framework (NPPF)

- Paragraph 17 states that securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings is one of the 12 core planning principles set out in the NPPF.
- Paragraph 32 states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”.

The Kent Design Guide

This states that ‘the restoration, modification or extension of any building requires a sympathetic approach and this is particularly the case with heritage areas including historic buildings and townscape. Even a seemingly minor alteration can be damaging to an individual building or group’.

Sections 72(1) of Planning (Listed Buildings and Conservation Area) Act 1990

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**

There is no relevant planning history for the site.

e) **Consultee and Third Party Responses**

Ringwould with Kingsdown Parish Council

Kingsdown Parish Council has objected to the planning application raising the relevant planning matters:

- The proposed rooflight within the front roofslope would be out of keeping with the character of the front roofscape.
- Single storey rear extension and the dormer extension would lead to privacy issues to the adjoining neighbours.

Heritage Team

Objection has been raised regarding the proposed rooflight within the front roofslope as it is considered to detract from the character and appearance of the Conservation Area.

Public Representations: Seventeen (17) letters of objection have been received, raising the following matters:

- Dormer window would disrupt the roofline of the cottages when viewed from both ends of North Road. It would be prominent feature within the rear roofscape.
- The dormer window and the extension would result in loss of privacy to the adjoining properties.
- The proposal would be out of keeping with the character of the Conservation Area.

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

1.1 The application relates to a terraced dwelling-house which lies within the village confines of Kingsdown, in a predominantly residential area. The application falls within the Kingsdown Conservation Area which is covered by an Article 4 Direction (whereby specified permitted development rights have been removed).

1.2 The front elevation of the host property is finished grey render whilst the rear elevation is finished in light blue render. It has a natural slate tiled roof and timber framed doors and windows. The application property shares boundaries with no.27 to the west and no.25 to the east. It backs onto an unadopted access road to the north. The dividing boundary with the adjoining neighbours nos 25 and 27 comprise a 1.85m high close boarded wooden fence.

1.3 The terraced properties in North Road have a fairly uniform character with a consistent unbroken front roofscape. There is however one dwelling on North Road which has a rooflight within the front roofslope which was apparently permitted prior to the imposition of the Article 4. More generally, the character of this area in terms of the design, size and age of properties varies widely, from smaller terraced properties on South Road and North Road to more substantial detached houses sited within elongated plots fronting onto Wellington Parade. In recent years, there has been more modern development and infilling within the area.

1.4 This application seeks permission to erect a single storey rear extension and a rear dormer roof extension. It is also proposed to install glazed doors and a window to the east (side) elevation of the existing extension facing no.25.

Originally, the application also sought permission for the creation of hardstanding to the rear for the purposes of car parking and a velux rooflight within the front roofslope of the application property. Further clarification and details were requested regarding the proposed hardstanding and concerns were raised regarding the proposed rooflight. The applicant subsequently amended the scheme which involved the withdrawal of the proposed rooflight within the front roofslope and the hardstanding to the rear.

2. **Main Issues**

2.1 The main issues are:

- The principle of the development
- The impact on the character and appearance of the area
- The impact on residential amenity
- The impact on the highway network

3. **Assessment**

Principle of Development

3.2 The site lies within the village confines of Kingsdown. It is considered that principle of the development is acceptable, subject to site-specific considerations.

Impact on the Character and Appearance of the Area

3.3 The proposed single storey extension and the dormer roof extension would be sited to the rear and would not be visible from the front street vantage points. Therefore, no visual harm to the character and appearance of the street scene would occur from the proposal. By virtue of the existing boundary treatment along the rear site boundary and the significant depth of the plot, the proposed single storey rear extension would not be readily visible from the access road to the north (rear); however, the dormer roof extension would be readily visible from the rear. The scale of the dormer extension would be relatively modest and would be centrally located within the roofslope. It would have a white painted timber casement window to match existing and black cast iron gutters. Whilst dormers are an uncommon feature within the rear roofscape of the properties in North Road, having regard for the scale and design of the proposed dormer, it is considered acceptable and as such would not appear as an obtrusive feature within the rear roofscape. Whilst the proposed extension would not be readily visible from the rear access road, regard has been had to the design of the extension. The proposed exterior finish, fenestration and the roofing would be in keeping with the host property. Furthermore, the proposed extension is of a small scale, and would therefore appear as a subservient feature to the host property.

3.4 For the foregoing reasons, your officers are satisfied that the proposal would preserve the character and appearance of the Conservation Area in accordance with Section 72(1) of Planning (Listed Buildings and Conservation Area) Act 1990.

Impact on Residential Amenity

3.5 No.25 North Road to the east is a terraced property with an existing two storey and single storey rear extension, the combined length of which measures

approximately 8m. It is set away from the dividing boundary with the application property by approximately 1.9m.

- 3.6 The proposed extension would extend beyond the rear wall of the host property by approximately 1.9m. The submitted drawings sufficiently demonstrate the non-infringement of the 45 degree code with regards to the ground floor glazed door opening within the rear elevation of no.25. Furthermore, having regard for the limited scale of the proposal and the proposed roof form, it is not considered that the proposed extension would cause loss of light, sense of enclosure or overshadowing. By virtue of the existing dividing boundary fence measuring 1.85m in height, it is not considered that the proposed replacement of windows to doors to the ground floor side elevation of the existing extension facing no.25 would result in harm from interlooking or overlooking.
- 3.7 With regards to the proposed rear facing dormer window, some views of the rearward parts of the neighbouring gardens would be achievable, rather than the areas closest to the houses where a greater level of privacy could reasonably be expected. It is not considered that this limited potential for overlooking would be significantly harmful to warrant a refusal of the application on this basis.
- 3.8 There are no other properties in the vicinity that would be directly affected by the proposal.

Impact on the Local Highway Network

- 3.9 In the event of planning permission being granted, the extended application property would have 3 bedrooms (an increase of one). Vehicles currently park on street, including to the rear of the terrace. It is not considered that one additional bedroom would result in an additional demand for parking sufficient to cause unacceptable harm to the free flow of traffic. As such the residual cumulative impacts of the development would not be severe and the proposal is considered to accord with the paragraph 32 of the NPPF.

g) **Recommendation**

- I PERMISSION BE GRANTED subject to the following conditions: i) Timescale of commencement of development, ii) A list of approved plans (iii) Materials to match existing.
- II Powers to 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

Benazir Kachchi