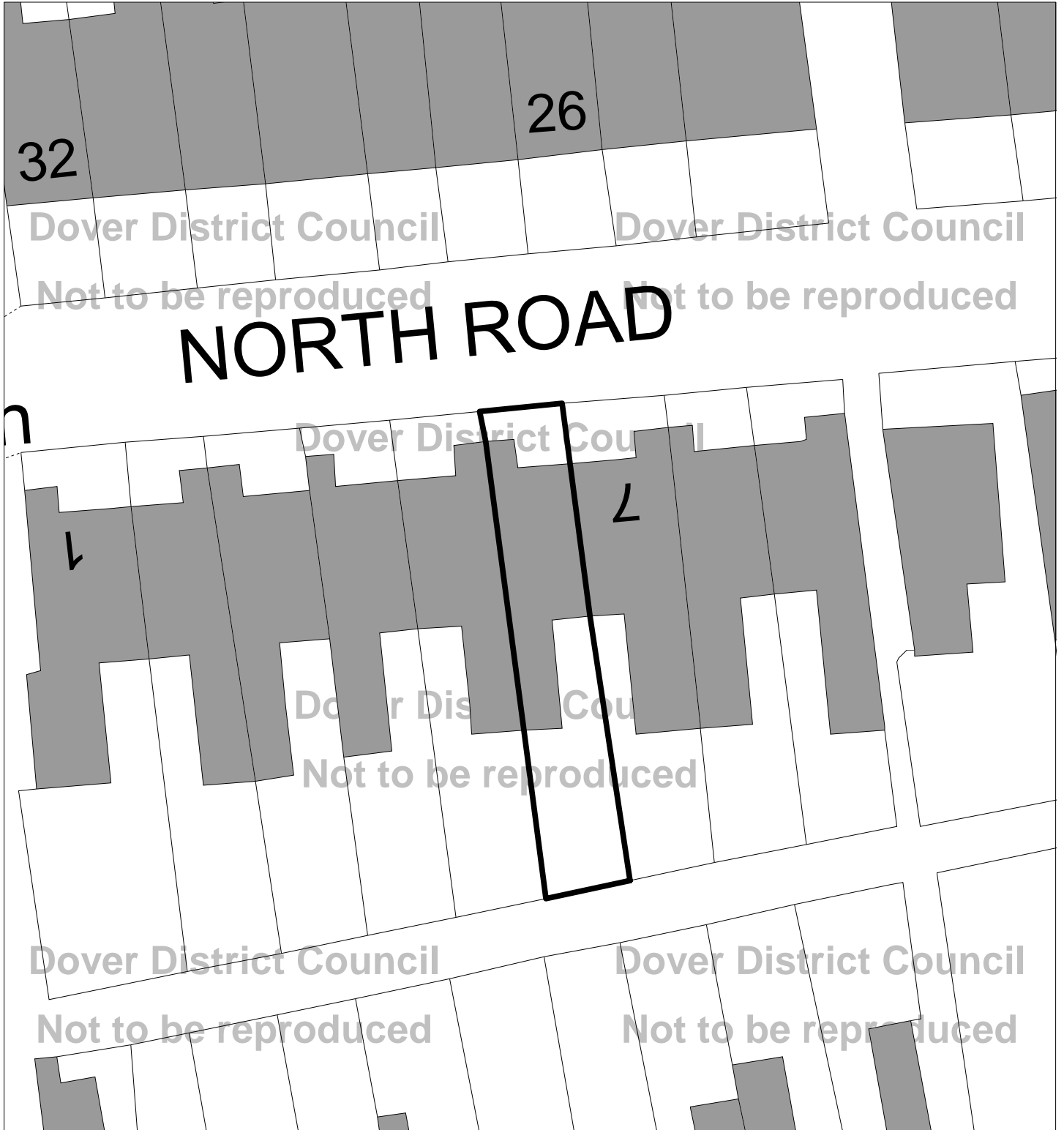


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Application: DOV/15/00602

6 North Road

Kingsdown

Deal

CT14 8AG

3795:4851



a) **DOV/15/00602 – Erection of rear dormer roof extension – 6 North Road, Kingsdown**

b) **Summary of Recommendation**

Planning permission be granted.

c) **Planning Policy and Guidance**

Dover District Core Strategy 2010

Policy DM1 seeks to encourage development to be carried out within the urban confines to make best use of urban land.

National Planning Policy Framework (NPPF)

Core Principle Paragraph 17 seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 56 onwards refers to the value of achieving design quality, visually attractive developments as a result of good architecture.

Paragraph 126 relates to Heritage Assets and Conservation Areas. It promotes the desirability of new development in making a positive contribution to local character and distinctiveness.

Planning (Listed Buildings and Conservation Area) Act 1990

Section 72(1) states, in respect to development in the Conservation Area, that special attention shall be paid to the desirability of preserving or enhancing the character of that area.

Kingsdown Conservation Area Appraisal

A draft document has been prepared by Kingsdown Conservation Group in liaison with Dover District Council, and has been consulted on. The results of the public consultation and the amendments to the Kingsdown Conservation Area Appraisal are due to be considered by Cabinet on 5th October 2015. If the amendments to the Appraisal are agreed, the Appraisal would be recognized as a material consideration in making planning decisions that affect the Conservation Area. Until such times as the document is agreed it carries limited weight as a material consideration.

The Appraisal identifies the special characteristics of the Conservation Area. Relating to North Road it highlights the uniformity of the North and South Road terraces.

The Appraisal also recommends that an Article 4 direction be made for the Conservation Area, applying to certain specified development on any elevation fronting a highway, waterway or open space.

d) **Relevant Planning History**

DOV/12/178 – Erection of rear dormer roof extension. Approved

DOV/15/349 – Erection of rear dormer roof extension (including installation of rooflight). Refused

DOV/15/601 – Certificate of Lawful (Proposed) Development for installation of front rooflight and replacement windows and doors. Approved

e) **Consultee and Third Party Responses**

Kingsdown Parish Council

Kingsdown Parish Council objects on the grounds that the dormer would harm the overall character and appearance of the unspoilt row of houses, and the wider area.

Public Representations

17 letters have been received, objecting on the following material grounds:

- The dormer is too large and unsuitable for the Conservation Area.
- The roof of the terrace is currently unspoilt. It has a strong uniformity that remains substantially unaltered.
- The dormer would materially change the uniformity of the row of cottages.
- Loss of light to properties either side of number 6.
- Overlooking of South Road properties.

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

1.1 The property is a mid-terrace, two storey cottage, within the Village Confines and a Conservation Area. The properties have a simple, traditional design with sash windows, some of which have been replaced with uPVC.

1.2 To the rear of the property is a narrow overgrown alleyway that would not be considered a 'highway' in planning terms. The alleyway behind the Rising Sun public house is publicly accessible and does provide a view of the rear elevation of the application property. Also, through-views of the property are possible from the relatively open space that is present where Wellington Parade meets South Road. The terrace is also visible from Cliffe Road as it rises towards Kingsdown.

1.3 The roofline of the terrace within which the application property sits appears attractive, unspoilt and understated in appearance and character. Situated east of the terrace is a large dormer roof extension on one of the cottages, which might have been there some years, and may have been Permitted Development. Other than this, the south facing roof slopes of the properties on the south side of North Road remain, on the whole, unaltered.

1.4 The application seeks permission for the erection of a rear dormer roof extension, with flat roof, serving a loft bedroom. As originally submitted, the dormer measured 2.1m wide x 3.3m deep x 2.2m high, with a centrally positioned three pane window. A series of amended plans have subsequently been received reducing the size of the dormer, firstly to 1.8m wide x 2.5m deep x 1.6m high, then to 1.5m wide x 2.5m deep x

1.6m high, and finally to 1.2m wide x 2.3m deep x 1.5m high, with a centrally positioned 2 pane window.

1.5 It is this final submission of plans, received 3 September 2015 that is now to be assessed and form the subject of this report.

1.6 The dormer has a white-painted timber casement window, a lead flat roof, and natural slate cheeks.

2. **Main Issues**

2.1 The main issues in the assessment of the application are considered to be:

- The visual impact of the rear dormer roof extension on the character and appearance of the dwelling, the public realm, and the special character of the Conservation Area in which the property is situated, and;
- Potential overlooking and loss of light to neighbouring properties.

3. **Assessment**

Visual Amenity

3.1 At 1.2m wide, the dormer sits relatively unobtrusively within the 4.4m wide roofslope of the host dwelling, which itself is part of a terrace some 40m long. It is noted that the dormer would form the only protrusion from the rear roofslope of this terrace. Nonetheless, it is considered that the modest scale of the dormer would not create an obtrusive feature, and that a single dormer of these dimensions would not necessarily harm the appearance of the terrace. The traditional, natural materials to be used are suitable for their Conservation Area setting, and the simple design creates a form of development consistent with the simple form and character of the host building. It is considered that a dormer of this scale and design would not harm the character and appearance of the host building, and would preserve the character of the Conservation Area.

3.2 The dormer is the same dimensions as the dormer approved under planning application reference DOV/12/00178; this permission having expired April 2015.

Residential Amenity

3.3 The dormer window will face directly over its own rear garden. Oblique views of neighbouring gardens would be possible, as with the existing rear facing windows and doors. However, this is not considered to be unacceptable overlooking. The dormer window is set back into the roof slope, making it further away from the South Road properties than the existing 1st floor windows along the whole rear elevation of North Road. A distance of over 10m separates the dormer window from the rear boundary of the application property, and a distance of over 20m separates the dormer window from the opposite facing rear windows of the South Road properties. These distances are considered

sufficient to prevent unacceptable degrees of overlooking from the dormer window.

- 3.4 The adjoining properties on either side of number 6 would not suffer any loss of light as a result of this small addition to the roof. It is up higher than any neighbouring windows so would not affect light into any rooms.

Conclusion

- 3.5 It is noted that there is a strong force of public appreciation for the very special character of the North and South Road area, characterised by rows of simple fishermen's cottages. The concerns of the Parish Council and public representations have been taken into account. Amended plans have now been received which substantially reduce the size of the dormer, and replicate the development previously approved under DOV/12/178. It is considered that the amended plans received 3 September 2015 address the issue of visual harm, resulting in an acceptable form of development, that accords with the policies and material considerations set out in this report.

g) Recommendation

- I PERMISSION BE GRANTED with the following conditions: i) Timescale of commencement of development, ii) A list of the approved plans (which includes material details).
- 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
Maxine Hall