

- a) **DOV/17/00432 – Erection of a two-storey front extension, extension to vehicular crossover and enlargement of driveway (existing garage to be demolished) - 25 Granville Road, Walmer**

Reason for report: Number of contrary views (6).

- 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 58 states that planning policies and decisions should aim to ensure that developments:
  - will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - establish a strong sense of place;
  - respond to the local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
  - are visually attractive as a result of good architecture and appropriate landscaping.
- Paragraph 60 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.
- 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

The Kent Design Guide says that for extensions to buildings the main principle is that the character of the building and the surroundings must be maintained or improved by the work done.

## Walmer Design Statement

Walmer Design Statement seeks to focus on the special character and design features in different parts of Walmer. It sets out Design Principles that could be applied appropriately.

The design principles that can be applied in the context of the current planning proposal are:

WDS1: requires the development to be consistent with Dover District Local Plan (2002) and the principles and objectives of Kent Design (2000) and should acknowledge, preserve or enhance the built and natural heritage of the parish of Walmer.

WDS3: The scale, materials and boundary treatments used in development should be appropriate to their surroundings and the design details of the Character Area in which the development is proposed. Harmonious variety in design details within developments is encouraged to maintain the tradition of visually interesting streetscapes which is a characteristic of Walmer.

### d) **Relevant Planning History**

DOV/17/00854 - Erection of a two storey front/side extension and alterations to vehicular access and extension to driveway. Withdrawn.

### e) **Consultee and Third Party Responses**

Walmer Parish Council – object to the planning application for the following reasons:

- Use of cladding – out of keeping
- Do not agree that the proposed development meets NPPF section 7 para 59, the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.
- would contravene Walmer Design Statement Principle WDS 3

County Archaeologist – no archaeological measures required.

### Public Representations:

Six (6) representations received objecting to the planning application and raising the following relevant planning matters:

- design and materials out of keeping
- vehicular access would be out of keeping
- probable damage to the Sycamore tree
- overshadowing and loss of outlook to no.27 Granville Road
- incongruous and overbearing
- unauthorised work (the construction of the porch to the front elevation)
- design of the extension conflicts with Local Planning Policies, NPPF and contradicts two key design principles (WDS2 and WDS3) as set out in the Walmer Design Statement 2006.

Twenty (20) representations received supporting the planning application and making the following comments:

- it would be inconsistent to refuse this application.
- would not have an impact on the Walmer Castle – well screened by intervening trees
- no significant historical character and these changes are an improvement
- it is not in the conservation area and overlooks a sheep field
- adequate private parking for cars and on street

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

1.1 The application relates to a detached dwellinghouse which is located within the settlement confines of Walmer. The host property shares boundaries with no.27 to the east and no.23 to the west. No.23 has an existing two storey front extension.

1.2 The application site abuts the northeast edge of Granville Road. The area has a fairly uniform character, with the properties in the vicinity of the application property sharing common architectural features, materials and scales. Equally, there is a degree of uniformity in terms of its layout and pattern of development, with all the properties set back from the main road by approximately 12 to 15m from Granville Road.

1.3 The exterior façade of the application property comprises a combination of painted brickwork, exposed brickwork and a small section of dark coloured cladding to the front. It has a concrete tiled roof and UPVC fenestration. It has an attached garage which makes provision for one car parking space. It has front and rear gardens. The front garden is partly covered in hardstanding and makes provision for two off-street car parking spaces.

1.4 The application seeks consent for the erection of a two storey side/front extension and widening of the existing vehicular crossover and the driveway. The proposed extension would measure 6.25m in depth and 3m in width. It would be 4.9m in height at eaves level and would reach a maximum height of 6.2m above ground floor level. The proposed extension would be finished in brick. It would have a concrete tiled shallow pitched hipped roof and UPVC fenestration. The existing width of the driveway and the vehicular crossover is approximately 3m and the proposal is to increase the width to 6m.

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

**Assessment**

Principle of the Development

- 2.2 The site lies within the settlement confines of Walmer. It is considered that principle of the development is acceptable, subject to site-specific considerations.

#### Impact on the Character and Appearance of the Area

- 2.3 The current application is a resubmission of a previously withdrawn scheme (DOV/17/00854). It would be relevant to discuss the concerns raised in the previous scheme and how the current scheme overcomes those concerns. The previous scheme comprised of a two storey flat metal roofed front extension clad in vertical weatherboarding (coloured). The design of the extension was fairly contemporary in nature. Concerns were raised regarding the stark effect the extension would have on the street scene by virtue of its overall massing, design and use of materials. Since substantial and fundamental changes were required to make the scheme acceptable, the application was withdrawn with a view to submitting a revised proposal.
- 2.4 The current proposal seeks to address the concerns raised in the previous application (DOV/17/00854) by virtue of significant amendments to the scheme which includes the following:
- the extension would have a pitched hipped roof which would be in keeping with the roof form of the application property and those others in the street
  - it would have concrete roof tiles to match existing
  - the proposed extension would be finished in brick
  - the proposed fenestration would be white UPVC to match existing
- Having regard for the amendments made to the proposed scheme, the detailed design of the extension is considered acceptable and would not cause harm to the character and appearance of the application property.
- 2.5 It is necessary to consider the impact of the proposal on the character and appearance of the street scene. The proposed extension by virtue of its siting to the front would be readily visible in the street. However, it is relevant to note that the application property is well set back from the main road and the finished extension would sit at a distance of approximately 15m from the edge of the main road. Whilst two storey front extensions are not a common feature in the street, it should be noted that a similar front extension was permitted to no.23 in 2009. Given the significant separation distance from the main road and having regard to the limited scale and height of the extension, it is not considered that the proposed extension would constitute a dominant or an obtrusive feature in the street.
- 2.6 Having regard for the reasons set out above, your officers are satisfied that the proposed extension would not detract from the character and appearance of the street scene and would accord with the key principles of Walmer Design Statement, in that it incorporates materials, fenestration design and external cladding which reflects the appearance and finish of the original building.
- 2.7 The application also involves widening of the existing vehicular crossover and the driveway by approximately 3m. It involves a partial removal of the fence along the front boundary. It is proposed to finish the new driveway in permeable block pavers to match the existing driveway. Given the general

character of the area, the proposed widening of the existing access is considered acceptable.

- 2.8 Overall, the development proposals are sufficiently sympathetic and are of a scale, form and appearance that would not look out of place in this street scene. Accordingly, the development is considered to be NPPF compliant and acceptable.

#### Impact on Residential Amenity

- 2.9 No.27 to the east  
The proposed extension would lie at a distance of approximately 2m from the side elevation of no.27 to the east. The proposed extension spans less than half the depth of the application property and projects beyond the front elevation of the existing garage at no.27 by approximately 1m. There are no openings serving habitable rooms to the side elevation of no.27 facing the proposed extension. Therefore, no interlocking, overlooking, loss of outlook or loss of light would occur from the proposal.

- 2.10 No. 23 to the west  
The proposed extension would be sited at a distance of approximately 12m from the dividing boundary with no.23. Given the substantial separation distance between the properties, no loss of light, sense of enclosure or overshadowing would result from the proposal. The proposal also involves insertion of a window at first floor level to the side elevation facing towards no.23. Having regard for the separation distance and given the fact that only views of the front garden and the driveway would be achievable from the proposed window, it is not considered to cause loss of privacy to the neighbouring occupiers of no.23.

- 2.11 With regards to the proposed vehicular crossover, it is not considered that the widening of the existing vehicular crossover by 3m to form a 6m wide access would cause harm to the residential amenity of the neighbouring occupiers.

- 2.12 There are no other properties in the vicinity that would be directly affected by the proposal.

#### Impact on Highways

- 2.13 Policy DM13 of the Core Strategy requires a provision of 2 car parking spaces to be made within the site for a 3+ bed property. The proposed enlargement would result in an additional bedroom (according to the plans, one existing bedroom would become an office). Whilst one garaged car parking space would be lost, the application site would retain adequate space for at least two offstreet car parking spaces. It is noted that onstreet parking is prevalent in the street. For the foregoing reasons, it is not considered that the proposal would result in an increase in the parking demand in the street or cause harm to the free flow of traffic.

- 2.14 KCC Highways have not been consulted on this application; however, the following is deemed necessary to be secured via condition:
- Provision of measures to prevent the discharge of surface water onto the highway.

- Use of a bound surface for the first 5 metres of the access from the edge of the highway.
- Completion of the necessary vehicle crossing in the footway prior to the use of the access commencing.

### Archaeology

- 2.15 Given the scale of the proposed extension, it is likely to have shallow foundations. As such, it is not considered that there is a reasonable likelihood that the development will impact upon heritage assets of archaeological interest. Furthermore, KCC Archaeology are satisfied with the proposal and have not recommended any archaeological measures to be carried out.

### Conclusion

3. The proposal is considered well sited and acceptably designed in relation to the application property to be extended and the neighbouring properties and as such would not detract from the character and appearance of the host property or the street scene. It would not cause harm to the residential amenity of the adjacent occupiers and is considered acceptable in all other material respects.

g)

### Recommendation

- I PERMISSION BE GRANTED subject to the following conditions: i) Timescale of commencement of development, ii) A list of approved plans (iii) measures to prevent the discharge of surface water onto the highway (iv) use of a bound surface for the first metres of the access from the edge of the highway (v) completion of access prior to first use.
- 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 Kachchhi