

a) **DOV/20/00353 – Erection of a single storey rear extension - The Old Bakehouse, Lower Street, Tilmanstone**

Reason for Report: Six contrary views

b) **Summary of Recommendation**

Planning Permission be GRANTED

c) **Planning Policy and Guidance**

Dover District Core Strategy

- 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.
- DM15- Development which would result in the loss of, or adversely affect the character and appearance of the countryside will not normally be permitted.
- DM16 - Generally seeks to resist development which would harm the character of the landscape, unless it is in accordance with a Development Plan designation and incorporates mitigation measures, or can be sited to avoid or reduce the harm and/or incorporates design measures to mitigate the impacts to an acceptable level.

National Planning Policy Framework (2019) (NPPF)

- Paragraph 2 states that “planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise”.
- Paragraph 7 seeks to achieve sustainable development.
- Paragraph 8 of the NPPF states that there are three dimensions to sustainable development: economic, social and environmental. These three overarching objectives are interdependent and need to be pursued in a mutually supportive way.
- Paragraph 11 states that where development accords with an up-to-date development plan it should be approved without delay; or where there are no relevant policies or the most important policies for the determination of the application are out of date, then also granting consent. Where there is a clear reason for refusing the proposed development due to conflict with an area/asset of particular importance (as identified in the framework); and/or where any adverse impacts of granting permission significantly and demonstrably outweigh the benefits, when taking the Framework as a whole, then planning permission should be refused.
- Paragraph 127 requires that planning policies should ensure that well-designed places are achieved, with the creation of high quality buildings and places being fundamental to what planning and development process should achieve.
- Paragraph 130 requires that permission be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area.

- Paragraph 170 requires that the planning system contributes to and enhances the natural and local environment, by recognising the intrinsic character and beauty of the countryside, protecting valued landscapes, geological conservation interests and soils, recognising the value of ecosystems, minimising impacts on, and where possible enhancing, biodiversity, preventing pollution and remediating contamination.

Kent Design Guide

National Design Guide

d) **Relevant Planning History**

No relevant planning history.

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

Tilmanstone Parish Council – no comments received

County Archaeologist - no archaeological measures are required

A total of six individuals have raised objections to the proposal summarised as follows:

- Out of Character (materials of extension and use of glazing/rooflights)
- Overlooking and loss of privacy
- Precedent would be set for development

In addition, five letters of support have been received, raising the following points:

- The owners need additional space
- The design and materials to be used are appropriate to the area
- The location of windows has been carefully considered
- Ground floor openings would not cause overlooking

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

1.1 The application relates to a detached two storey dwelling on the west of Lower Street in Tilmanstone. This property is finished in red brick with white uPVC windows and doors, with a catslide roof sloping to the west.

1.2 The site is outside of settlement boundaries, but within a developed residential road with properties in relatively close proximity on all sides. The principal elevation faces Lower Street and contains a gravelled car parking area sufficient for at least 4 cars. There is also a garage to the southeast of the dwelling, which is located on the boundary of the dwelling, adjacent to Lower Street.

1.3 The Old Bakehouse is bounded by Star Cottage to the northeast and Star House to the north, open fields to the west and The Black Barn to the south. The area comprises a quiet, well established residential area comprising a mixture of single storey and two storey dwellings which are both detached, and semi-detached.

1.4 The application is for a single storey rear extension on the west elevation. The extension would measure 5.2 metres wide by 5 metres deep with a maximum height of 3.9 metres. The extension would create a day room and be finished in black feather edge cladding with the roof finished in small plain tiles. The finish has been chosen

to compliment a neighbouring barn, “Black Barn” located to the south of the host dwelling and the finish of Star Cottage to the northeast of the dwelling.

2. Main Issues

2.1 The main issues for consideration are considered to be:

- The principle of the development
- Residential amenity
- The character and appearance of the area

Assessment

Principle of Development

2.2 The site is located outside of the settlement confines (policy DM1); however, the development accords with Policy DM1 by virtue of being ancillary to existing development. The development is also subject to Policies DM15 and DM16. As noted, however, it is not within the open countryside. DM15 seeks to avoid development which would result in the loss of countryside or would harm the character or appearance of the countryside and DM16 seeks to avoid development which would harm the character of the landscape area.

Character and Appearance

2.3 The NPPF states that planning decisions should ensure that developments ‘will function well and add to the overall quality of the area’, be ‘visually attractive as a result of good architecture, layout and appropriate and effective landscaping’, be ‘sympathetic to local character and history’ and ‘establish or maintain a strong sense of place’ (paragraph 127). Furthermore, paragraph 170 states that ‘Planning policies and decisions should contribute to and enhance the natural and local environment by... recognising the intrinsic character and beauty of the countryside’.

2.4 The proposed extension would not be visible from the public highway and the views from the adjacent field to the west of the site will be largely obscured due to the high planting along the boundary to the rear of the garden.

2.5 The extension appears to be designed to be clearly distinguishable from the original dwellinghouse by using different materials to the host dwelling. The use of black feather edge cladding is shown in neighbouring properties, The Black Barn and Star Cottage, and would therefore be in keeping with the area. The modest size of the extensions allows it to remain subservient to the host dwelling.

2.6 The proposals would be obscured from view of the wider countryside and landscape area and are therefore considered to conserve the character and appearance of the countryside and wider landscape area in accordance with Policies DM15 and DM16 and the aims and objectives of the NPPF.

2.7 The scale and appearance of the development is considered to be acceptable in such a location and is considered to fit within its context.

Residential Amenity

2.8 The nearest property to the proposed extension is the Black Barn which is to the south of the host dwelling. The south elevation of the extension only has a door for access, which would be unlikely to result in loss of privacy. The proposed rooflights

on this elevation are set at a high level above the finished floor levels, such that views out of the rooflights would not be possible. As such, the rooflights would not cause an unacceptable level of overlooking.

- 2.9 I do not consider there would be any undue harm to this resident caused by the extension
- 2.10 The other properties which share a boundary with the host dwelling are Star Cottage to the northeast and Star House to the north. These properties are at least 20 metres away from the proposed extension and are separated with dense, high planting along the boundary. These properties are at a suitable distance so as to not experience an overbearing impact, overshadowing or any loss of privacy from the extension.
- 2.11 I do not consider there would be any harm to the residents of these properties caused by this extension.

3. Conclusion

- 3.1 The proposed erection of a single storey rear extension, due to its design and appearance, would be unlikely to result in significant harm to the character and appearance of the countryside and wider landscape area in accordance with Policies DM15 and DM16. Furthermore, for the reasons outlined above, the development would be unlikely to result in significant harm to the residential amenities of surrounding occupiers in respect of overshadowing, overbearing or loss of privacy. Consequently, the proposals would accord with the aims and objectives of the NPPF.
- 3.2 I therefore recommend planning permission be granted.

g) Recommendation

- I Planning permission GRANTED subject to the imposition of the following conditions:
 - (1) 3-year time limit for commencement;
 - (2) Compliance with the approved plans.
- II Powers be delegated to the Head of Planning, Regeneration and Development to settle any necessary issues in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Case Officer

Amber Tonkin