

- a) **DOV/21/00506 – Erection of detached dwelling and double garage (existing dwelling to be demolished) - Hours, Church Road, Coldred**

Reason for report – Number of objections (12 third party and 1 Parish Council)

- b) **Summary of Recommendation**

Planning permission be approved.

- c) **Planning Policy and Guidance**

Core Strategy Policies (2010)(CS)

CP1 – Settlement Hierarchy  
DM1 – Settlement Boundaries  
DM15 – Countryside  
DM16 – Landscape

National Planning Policy Framework (NPPF) (2019)

7, 8, 11, 127, 170

Draft Dover District Local Plan

The Consultation Draft Dover District Local Plan is a material planning consideration in the determination of this planning application. At this stage in the plan making process however the policies of the draft Plan have little weight and are not considered to materially affect the assessment of this application and the recommendation as set out.

- d) **Relevant Planning History**

DOV/21/00311 - Groundworks to include infill with inert material to stabilise bank for the protection of (TPO) trees. – Subject of appeal against non-determination.

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

Shepherdswell Parish Council – Object to the proposal as it would out of keeping with the existing street scene and would

KCC Public Rights of Way – No comments.

KCC Archaeology – No response at time of report. If received, Members will be updated during the meeting.

Public Representations

**12 members of the public have objected to the proposals** and the material considerations are summarised below. Matters such as impact on an individuals' property value, financial intentions of the applicant etc. are non-material considerations and are not included below.

- Not suitable for the area
- Proposal will change the 'atmosphere' of the area

- Proposal will tower over the area, road and neighbours
- Would degrade the hamlet
- Out of place in charming historic village
- Result in amenity harm to neighbours
- Overwhelming
- Not in keeping with the area
- No other 3-storey buildings in the village
- Complete change in 'look and feel' of Coldred

**12 members of the public support the proposals** and the material considerations are summarised below.

- Existing bungalow needs upgrading
- The house will 'look amazing'
- Would add to the character of the area
- Good addition to the village
- Footprint not excessive
- Improve village
- Replace a tired bungalow which has been extended multiple times
- Village already benefits from various types of properties
- Provide suitable living space without need for more building in the countryside

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

- 1.1 The application site is a large residential plot located on the south-eastern side of Church Road to the north of Coldred. The site has an existing bungalow, vehicle access and driveway to the front of the plot, with a large lawned garden to the rear. The boundaries are mainly post and wire fences with only limited vegetation to the rear of the site and along the boundary shared with Green Leas, a single storey dwelling to the southwest. There is a dense, mature hedgerow to the front boundary although the existing bungalow can be seen from Church Road in views across the front garden of Green Leas. The rear boundary is open to the farmland beyond and the northern boundary is formed by a woodland which is self-seeded in a former railway cutting (see application DOV/21/00311, also on this agenda).
- 1.2 The existing bungalow has been extended several times in the past and many of the internal rooms are dark. The applicant indicates that the building is in need of extensive renovations to bring it up to modern living standards and as such it is proposed to demolish the existing building and replace it with a new 2-storey (plus loft rooms) dwelling more suitable to modern living. The new building would be set largely on the footprint of the existing bungalow albeit a storey and a half taller than the existing building on the site. It would be built in red brick with a clay tile roof and white uPVC windows and doors. A separate brick built double garage to the front of the property is also proposed.
- 1.3 It should be noted that the drawings have been amended since the original consultations took place to include a landscaping plan, obscure glazed screen to the proposed first floor rear balcony, and obscure glazed windows to the south-western and south-eastern elevations at first floor level and above to overcome Officer concerns with regard to existing residential amenities.

## **2. Main Issues**

2.1 The main issues for consideration are:

- The principle of the development
- Impact on the Street Scene, Countryside and Landscape
- Impact on Residential Amenity

### **Assessment**

#### **Principle of Development**

2.2 The site is currently occupied by a detached bungalow (to be demolished) and whilst outside of settlement confines, the proposal would be ancillary to the existing residential use of the land. The replacement of a dwelling in existing lawful residential use with a new dwelling would comply with Policy DM1 of the Core Strategy (CS). The acceptability of the proposal turns on the suitability of the details submitted, rather than the issue of the principle of a replacement.

#### **Impact on the Street Scene, Countryside and Landscape**

2.3 The proposed replacement dwelling is of significantly more bulk and volume than the existing bungalow and will have an impact on the both the street scene and countryside/landscape in the immediately surrounding area.

2.4 There are several other 2 storey buildings in the area in and around Coldred but few which have dormer windows serving a second-floor level within the roof slope. However, there is a two-storey dwelling with second floor dormer windows approximately 130m to the north-east, 2no. properties away on Church Road. Given this, it is not considered that the proposal introduces a new form of development not already in evidence in the immediate vicinity.

2.5 The woodland to the north-east is currently visible in views from the road, above the existing bungalow. The proposed dwelling would screen these views significantly but would unlikely be taller than this dense treeline, against which the proposed dwelling would be viewed from the south-west. Views from the north-east would be limited given the woodland. Views from the public footpath in the field to the south-east of the site would also see the proposed dwelling against a line of trees and against the mature woodland. The most prominent elevation, that facing south-west in views from Church Road, is well articulated and 'broken up', not presenting an unduly bulky form. Only the roof would be highly visible above the roof of Green Leas, with the ground and first floors no higher than the ridge height of Green Leas; the ridge height of Green Leas is 0.5m higher than the soffit height of the proposed dwelling. This is supported by revised drawings and a section drawing through the two sites, requested in response to enquiries by officers about the precise visual impact of the dwelling from Church Road and its relationship with Green Leas. As a consequence of these details, which help to more accurately convey the appearance of the development, your officers are satisfied that the replacement dwelling would not be unduly bulky in public views and would largely be seen in the context of mature wooded areas which would still dominate the proposed dwelling, retaining much of the greenness of the area. The retention of the mature hedgerow on the front boundary (shared with Church Road) would help to minimise the visual impact of the proposed dwelling. Only the upper section of the roof would be visible above Green Leas. Conditions have been added at the end of this report

to secure the retention of the hedgerow and the submission of more detailed section drawings.

- 2.6 The proposed materials of red brick, clay tiles and white finished windows and doors are typical of the area and would not be out of keeping with the hamlet nor introduce materials at odds with the rural location. The overall form of the proposed replacement dwelling is perhaps more urban than rural given the high hipped roof form however, given that the proposed replacement dwelling makes use of materials typical to the area and would not be significantly taller than similarly sized nearby dwellings, with only part of the roof visible above the ridge line of Green Leas, and the elevations well-articulated to break up the visual bulk, it is not considered to be unduly harmful to the visual amenity of the street scene or to the character and appearance of the countryside or landscape. Overall, the proposal would comply with Paragraphs 127 and 170 of the NPPF and Policies DM15 and DM16 of the CS.

#### Impact on Residential Amenity

- 2.7 There were several concerns with the proposal as originally submitted in terms of impact on existing residential amenities. The only neighbour directly impacted by the proposal is Green Leas to the south-west which has bedroom and bathroom windows facing the application site, as well as sharing a (currently) open boundary, enclosed only with loose low planting and post and wire fences. The proposed replacement dwelling has a number of windows at first floor level, as well as a proposed balcony, which raised concerns with regards to interlooking, overlooking and loss of privacy to Green Leas. There was also concern about a loss of privacy and overlooking to the large rear garden area of Green Leas from other windows on the rear elevation at first and second floor levels. Amendments were sought to the proposal to overcome these concerns.
- 2.8 The first-floor south-west facing windows will all be obscure glazed, with openings only above 1.7m which will prevent interlooking, overlooking and loss of privacy from these windows. This includes windows serving the south-eastern bedroom and the windows facing south-west serving the master bedroom. A condition has been added to the suggested conditions at the end of this report to secure their implementation and future retention.
- 2.9 A 1.8m high obscure glazed screen has been added to the south-western side of the proposed balcony serving the master bedroom. This will restrict views from this balcony to the back of the application site and into the woodlands to the north. With this screen in place, it is unlikely the first-floor balcony will increase the opportunity for overlooking or loss of privacy to the garden of Green Leas. A condition has been added to the suggested conditions at the end of this report to secure the installation and retention of this screen.
- 2.10 The second-floor rear dormer window was also of concern. This would serve a bathroom and as such, the proposed window was changed to obscure glazing with no opening below 1.7m. Again, this can be secured by condition. The rear-facing, first floor window serving a bedroom in the south-eastern corner of the proposed dwelling has a predominantly rear facing outlook looking towards the back garden of the host dwelling. Whilst there may be some small level of increased opportunity (from oblique views) for overlooking from this window to the rear of the garden serving Green Leas, the proposed rear facing aspect is not considered to be an untypical arrangement and as such would not lead to unacceptable harm. Notwithstanding, a landscaping scheme was requested

which would increase the planting along the boundary shared with Green Leas. This is currently open and the planting here would provide additional screening in the form of a native species hedgerow interspersed with taller trees, which would further mitigate concerns about overlooking. The implementation of this landscaping plan can be secured by condition.

- 2.11 It is unlikely that the proposed replacement dwelling would result in any loss of light to Green Leas nor would it result in a loss of outlook to this neighbour given the distance to the boundary and its position north-east of Green Leas. It would be unlikely to result in a sense of enclosure given the distance to the boundary. Overall, it is considered that the proposal would not result in undue harm to existing residential amenities which cannot be overcome with planning conditions and would therefore comply with Paragraph 127(f) of the NPPF.

### Other Matters

- 2.12 The proposal also includes the erection of a new 2-car garage with additional parking for several vehicles to the front of the proposed new dwelling. Policy DM13 of the CS would suggest that a dwelling of this size in a rural location should have a minimum of 2no. independently accessible parking spaces. There would be at least 2no. independently accessible parking space and likely room for up to 4no. vehicles parking outside of the garage, with the garage adding another 2no. spaces to a total of 6no. As such, the proposal would comply with Policy DM13 of the CS.
- 2.13 The site is in an area of archaeological potential. As such, KCC Archaeology were consulted. No response was received at the time of this report however, as the proposed replacement dwelling will be largely on already developed land, there is unlikely to be a high risk to archaeological remains. A condition has been added to the suggested conditions at the end of this report which would ensure that should any remains be found during the course of the development, the works shall cease and a scheme of archaeological works shall be submitted to the LPA for approval prior to the continuance of works.
- 2.14 The proposed dwelling would make use of the existing foul water drainage system already in place at the property. No information with regards to refuse bin storage or bicycle storage has been submitted but this information can be secured by conditions

### **3. Conclusion**

- 3.1 A replacement dwelling in this location is acceptable in principle. It is concluded that the proposal is unlikely to result in harm to the visual amenity of the street scene or to the character and appearance of the countryside or landscape. Concerns regarding the impact on existing residential amenities can be overcome through conditions securing obscure glazing and further mitigated through the implementation of a landscaping plan. Overall, it is considered that the proposed development would comply with the aims and objectives of the NPPF and the CS.

### **g) Recommendation**

- I PERMISSION BE GRANTED subject to the following conditions:

1) 3-year commencement; 2) In accordance with the approved plans; 3) samples

of external materials; 4) Details of bin storage provision; 5) Details of bicycle storage provision; 6) obscure glazing to south-west facing first floor windows, including master bedroom; 7) obscure glazing to second floor rear window; 8) obscure glazed side screen to first floor balcony; 9) Implementation of landscaping plan; 10) provision of parking area shown on drawings; 11) Construction Management Plan: details of construction vehicle parking arrangements, wheel washing, dust suppression etc.; 12) Works to cease should any archaeological remains be found during the course of the development; 13) Protection and retention of existing hedgerow to front boundary; 14) Section drawings through the site and proposed dwelling; 15) Provision of EV charging point infrastructure; 16) Remove PD rights for new windows/openings in the south-western elevations; 17) Remove PD rights for extensions/alterations to the roof.

- II Powers to be delegated to the Head of Planning, 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

Andrew Wallace