

a) **DOV/21/00524 – Erection of first-floor rear extension and single storey side extension - Bella Vista, Queensdown Road, Kingsdown**

Reason for report – Number of contrary views (9)

b) **Summary of Recommendation**

Grant planning permission

c) **Planning Policy and Guidance**

Statute

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

Dover District Core Strategy (2010)

DM1, DM15 and DM16

Regulation 18 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.

National Planning Policy Framework (NPPF)(2021)

Paragraphs 2, 7, 8, 11, 130, 134, 170, 176

Kent Downs Area of Outstanding Natural Beauty Management Plan (2021-2026)

d) **Relevant Planning History**

DOV/03/01232 – Erection of single storey rear extension and dormer window in rear roof plane – Permission granted.

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

Ringwould Parish Council - No comments received

KCC Archaeology – No comments received

Third Party Representations – A total of 21 representations have been received, 9 objections, 12 supporting and are summarised as follows:

Objections:

- Adverse effect on the residential amenity of neighbouring properties through a loss of privacy in rear gardens.
- Balcony area would cause overlooking.
- Unacceptable increase in noise to neighbouring properties from living room upstairs.

- Previous application in 2003 was conditioned that; “no balcony, railings or means of enclosure of any kind shall be erected on the flat roof of the single storey extension hereby permitted and the flat roof shall not be used for sitting out or for any other purposes incidental to the primary residential use of the dwelling”.
- The extension would be overbearing to neighbouring properties and is not in keeping with the street scene.
- Loss of light.

Support:

- This is a reasonable addition to a family home and improve the living environment.
- Proposal will not intrude on or overlook neighbours.
- The proposals will improve the building and will not compromise the street or area.
- None of the buildings on this street are uniform.
- “Upside down” living is nothing new in the village.
- The proposals will enhance the property. There is enough land surrounding to support the design and give neighbours the space and privacy, whilst providing the residents with an improved layout.
- Adjacent properties are already overlooked
- In recent years balconies and raised seating areas have become a feature of many properties in Kingsdown.
- The proposed first floor rear extension includes a privacy screen with a view over their own garden only and not neighbours

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

- 1.1 The application relates to a semi-detached one and a half storey (chalet style) dwelling with flat roof dormer windows in the roofspace, sited on the southwest side of Queensdown Road. The property is finished in part-brick, part-render with white uPVC windows and a concrete tiled roof. There is an existing flat roofed single storey rear extension on the host dwelling that extends across the width of the rear elevation but is set back from the boundary with Highdown. The site lies within the settlement boundaries of Kingsdown. The principal elevation faces Queensdown Road. There is a driveway located to the northwest of the property, sufficient for approximately two cars. There is also a garage which is sited to the southwest of the property.
- 1.2 Bella Vista is bounded by Highdown to the west, and Glandoran to the east. The area comprises a mixture of single and two storey dwellings which are either detached or semi-detached. The area to the south of the property is open countryside, which is also defined as an Area of Outstanding Natural Beauty. The application is for the erection of a first floor rear extension over the existing single storey rear extension and a small single storey side extension.
- 1.3 The first floor rear extension would have a pitched roof to form an extension of the main roof and measures 5.4 metres wide and 5.5 metres deep, extending almost the full width of the dwelling, with an inset balcony on the proposed rear elevation, this would have a depth of 1.7 metres (between the bedroom and rear elevation) and is inset under the roof with a glazed balustrade. This first floor element has an eaves height of 3.9 metres and a maximum flat roof height of 6.0 metres. The roof of the first floor extension would be barn hipped with a flat top. The single storey side extension would have a depth of 2.1 metres, width of 7.4 metres, eaves height of 2.5 metres and a maximum flat roof height of 3.0 metres. This would also include a glazed roof lantern with a maximum height of 3.3

metres.

- 1.4 The proposed external materials would be black or dark grey aluminium windows/doors, white render for the single storey side extension, with the first floor extension having a section of dark grey Cedral cladding, and the roof of the first floor extension having artificial slate. The entire roof would also be recovered in artificial slate.

## **2 Main Issues**

- 2.1 The main issues to consider are:
  - Principle of development
  - Design, AONB, street scene and visual amenity
  - Residential amenity

### **Assessment**

#### **Principle of Development**

- 2.2 The proposed development is within the settlement boundary of Kingsdown and is an extension to an existing dwelling. As such the development accords with Policy DM1 and is therefore acceptable in principle, subject to its details and any material considerations.

#### **Design, AONB, Street Scene and Visual Amenity**

- 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 130). Furthermore, paragraph 170 states that '*planning policies and decisions should contribute to an enhance the natural and local environment by...recognising the intrinsic character and beauty of the countryside.*'
- 2.4 The proposed extensions would be visible from both the street and the open fields which are in the AONB to the south of the property. Special attention therefore needs to be paid to the design of the proposals and the affect these may have on the scenic beauty of the AONB and the character of the street scene. In terms of the AONB, a number of properties have extended within the roof space within the area and this proposal would align with these and will not adversely affect the significance of the AONB in accordance with paragraph 176 of the NPPF. The properties along the street are not uniform, and all are individual in design and form. It is considered that the proposal has been designed to be in keeping with the existing dwelling as the character of the proposals match those of the existing. It can therefore be concluded that the development will not harm the character and appearance of the street scene or visual amenity of the area in accordance with paragraph 130 of the NPPF.

#### **Residential Amenity**

- 2.5 The nearest properties to the host dwelling are Highdown and Glandoran, which are located to the east and west. Glandoran is the adjoining semi-detached property and Highdown is a detached single story dwelling. In terms of the principle of the first floor extension it should be noted that there is a large existing flat roofed dormer to the rear roof slope and the existing flat roof single storey

rear extension. The proposed first floor extension projects over the flat roof extension which is set back from the boundary with Glandoran. The roof is designed to extend off the existing roof slopes to a lower eaves point. The roof also slopes away from both adjoining properties with the highest point of the roof off centres to the rear elevation. To reduce the impact further a flat section is proposed to minimise the overall height and a barn hip is proposed. All these elements result in a limited impact in terms of overshadowing or overbearing of the adjacent dwellings. This is further reduced as a result of the siting of the dwelling with a south facing rear elevation, which is advantageous to the line of the sunpath. These aspects result in a first floor roof extension that has a limited impact in terms of overshadowing or overbearing, that accords with paragraph 130 of the NPPF and is acceptable in principle.

- 2.6 Concerns have been raised over the potential for overlooking to be caused by the proposed balcony into the rear gardens of these properties. Special attention has been paid to the design of the balcony to prevent this, such as making this an inset balcony therefore only affording views to the south of the property to the open fields beyond. A first floor extension is also considered to be acceptable due to an existing single storey rear extension at Glandoran which has a flat roof and extends beyond the rear wall of the proposed extension, therefore reducing the impact of overshadowing to Glandoran and any potential overlooking. Further to this, a property located to the southwest of the application site has a similar inset balcony.
- 2.7 A condition was included in the 2003 planning permission for the single storey rear extension to prevent the flat roof being used as a sitting out area. However, an inset balcony would not have a significantly greater impact than a large picture window, with a view to the open fields and is therefore considered to be acceptable and appropriate for the site, in the context of the proposal now being considered.
- 2.8 Four rooflights are proposed to the roof slopes of the dwelling. Three of these are to the existing roof slopes and a further rooflight is proposed on the east facing roof slope directly adjacent to Glandoran. Due to the projection of the first floor extension, the proposed rooflight which is sited at an internal floor to ceiling height of approximately 1.5m, (although has been referred to as a high level rooflight), has the potential to cause overlooking of the adjacent dwelling in terms of both the bedroom windows and the private garden area. An amendment has therefore been requested to increase the internal floor to ceiling height of the bottom of the window to 1.7m or remove this rooflight from the proposal. At 1.7m above internal floor level the potential for overlooking is significantly minimised and the proposal would be acceptable in terms of the impact on residential amenities. Members shall be updated on this amendment accordingly at Planning Committee.
- 2.9 Attention must also be paid to the single storey side extension and the potential to cause loss of light to Highdown. The windows on the eastern flank elevation of Highdown have obscured glazing and this is controlled through a planning condition to protect the privacy of Bella Vista. The rooms which are served by these windows are also served by roof lights. It can therefore be concluded that the impact caused by the side extension to the adjacent dwelling would be negligible as they are receiving light from the existing rooflights and the overall height of the proposed extension to this elevation has been kept to a minimum with the use of a flat roof. Overlooking and loss of privacy are not considered to result from this element of the proposal.

2.10 Concerns have also been identified in respect of the potential noise that could be generated by the living room being on the first floor. This is not a material planning consideration as permission is not required to change the internal use of rooms in a property such as this. The proposed extensions therefore comply with paragraph 130 of the NPPF.

### **3. Conclusion**

3.1 The proposed erection of a first floor rear extension and single storey side extension, due to the design and appearance, would be unlikely to result in significant harm to the character and appearance of the countryside and AONB 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. It is therefore recommended planning permission be granted.

### **g) Recommendation**

- I. Planning permission be **GRANTED**, subject to conditions including the following:
  - (1) 3 year time
  - (2) compliance with the approved plans
  - (3) materials specified
  - (4) No additional windows in elevations or roof
- II. That powers 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

Alice Pitts