

- a) **DOV/20/01563 – Erection of two storey side extension; single storey rear extension; porch canopy; first-floor roof extension with 2 dormer windows and 5 rooflights; flue to side extension; balconies with glass balustrades to front and side elevations; alterations to doors/windows; external cladding; erection of rear retaining wall and extension to side path (existing porch, side facade, rear retaining wall and shed to be demolished) – Sunnymeade, Nelson Park Road, St Margaret's-at-Cliffe**

Reason for Report: Thirteen contrary views

- b) **Summary of Recommendation**

Planning Permission be GRANTED

- c) **Planning Policy and Guidance**

Dover District Core Strategy

- DM1, DM15 and DM16

Regulation 18 draft Dover District Local Plan

The consultation draft of the Dover District Local Plan is a material planning consideration in the determination of this planning application. At this state in the plan making process (early), 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 (2021) (NPPF)

- Paragraphs 2, 7, 8, 11, 130 and 174, 176, Chapter 12 and Chapter 15

Kent Design Guide (2005)

Kent Downs AONB Management Plan

National Design Guide (2021)

- d) **Relevant Planning History**

No Planning history

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

St Margarets Parish Council – Raise objections – this proposal is incongruous sitting as it does in the AONB - previous CGI pictures were misleading:

KCC Archaeology - The site lies within an area of multi-period archaeological interest. However, I consider it unlikely that the proposed works adjacent to the existing dwelling will have a significant archaeological impact and have no further comments to make in this case.

Third-Party Comments - A total of thirteen individuals have raised objections to the proposal summarised as follows:

- Too high when adjacent to boundary
- Materials are inappropriate

- Drawings are not representative
- Will cause overshadowing
- Too prominent within landscape
- Not appropriate for AONB
- Will cause overlooking

f) **1 The Site and Proposal**

- 1.1 The application relates to a detached bungalow on the northwest of Nelson Park Road which lies outside of the settlement confines of St Margarets and within the Kent Downs Area of Outstanding Natural Beauty (AONB). This property is finished in brick with a slate roof and has a large parking area located to the southeast. The area comprises of three bungalows, of differing design and size, with Valley View to the southwest of the application site.
- 1.2 The application is for the erection of two storey side extension, a single storey rear extension, porch canopy, first floor roof extension with 2no. dormer windows and 5no. rooflights, flue to side extension, balconies with glass balustrades to front and side elevations alterations to doors/windows, external cladding, erection of rear retaining wall and extension to side path. The existing porch, side facade, rear retaining wall and shed would be demolished.

2. Main Issues

- 2.1 The main issues for consideration are considered to be:
- The principle of the development
 - Impact on AONB and visual amenity of the area
 - Residential amenity

Assessment

The Principle of the Development

- 2.2 The site is located outside of the settlement confines of St Margarets, however the creation of ancillary residential accommodation in this location would accord with Policy DM1. As such, the development is acceptable in principle, subject to impact on visual and residential amenity and other material considerations.

Impact on AONB and Visual Amenity

- 2.3 It is important that the statutory duty prescribed by Section 85 of the Countryside and Rights of Way Act 2000 is fully recognised. This requires that in exercising or performing any functions in relation to, or so as to affect, land in an AONB, a relevant authority shall have regard to the purpose of conserving or enhancing the natural beauty of the AONB. 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). The NPPF (Para 174) requires that planning decisions should contribute to and enhance the natural a local environment by (inter alia) protecting and enhancing valued landscapes. In this case the application site is located within the Area of Outstanding Natural Beauty (AONB), which the NPPF (para 176) identifies as having the highest status of protection

(along with the Broads and National Parks) with 'great weight' required to be given to conserving and enhancing the landscape and scenic beauty of these areas. It goes on to state that, "the scale and extent of development within these designated areas should be limited".

- 2.4 When viewed within the immediate context of the three bungalows, there is little architectural uniformity. Alcantara, located to the southwest of the site, has a front facing gable end, with a tiled roof, whereas the application site and its immediate neighbour, Valley View, have hipped roofs with a slate finish. The proposed dwelling would be provided with a gable to its front elevation, mirroring the design of Alcantara and would have a comparable ridge height to that dwelling. The sections of flat roof are a more challenging introduction. However, they help to keep the overall mass of the building down, limiting the developments impact on the character of the area and limit the impact on Valley View. Moreover, across the valley are two dwellings of contemporary design which include flat and mono-pitch roofs. Within the wider context, it is considered that, on balance, the use of flat roofs is not unacceptable. The proportions of the windows in the row of properties also varies. The application proposal seeks to provide generous glazing which typically has tall or perpendicular proportions which will assist in breaking up the elevations and respond to the more traditional proportions of Valley View. The most notable change is the use of dark materials, with facing slate and charred larch elevations and a slate roof. This would contrast with the lighter brickwork of its immediate neighbours which are finished in different bricks (although Alcantara has a section of cladding to its gable). Whilst different materials would be used, they do not introduce a new colour palette to the area and the darker colours would serve to reduce the visual prominence of the building when viewed against the backdrop of the rising land levels and vegetation.
- 2.5 The proposals would be visible from the public highway and immediate areas due to its position on Nelson Park Road. East Valley Farm located to the southwest of the site, consists of a variety of building finishes, including flint and dark grey slate with dark window frames. Further to the southwest, but visible from the application site, is a development of contemporary design, with white rendered walls and dark grey slate and grey cladding.
- 2.6 When viewed from the opposite side of the valley, on Collingwood Road, the view is largely obscured by trees and planting. Glimpse views would be together with the neighbouring properties
- 2.7 For the above reasons, the development is considered to be acceptable in this location and is not visually inappropriate to its context. It has a limited impact on the visual amenity of the area and is in accordance with paragraph 130 of the NPPF. In reaching this conclusion, regard has been had to the purpose of conserving or enhancing the natural beauty of the AONB, which I have afforded great weight.

Residential Amenity

- 2.8 The nearest property to the application site is Valley View, located to the southwest of the site. This property sits at a similar ground level to the application site. The proposals, while large in size, would not result in any overshadowing to the neighbouring property due to the direction of the sun path. The side (southwest) elevation that would face Valley View, does not contain any windows, and would therefore not result in any loss of privacy a condition has been added to prevent any additional openings in the southwest elevation. The development is located on the boundary between the two properties, and concerns were raised about the impact

of the increased height when the properties are in such close proximity. The current ridge height of Sunnymede sits at 0.8 metres below Valley View, and the proposed ridge height would sit at 1.23 metres above Valley View. Whilst the concerns of neighbours are understandable, on-balance it is considered that the proposals does not result in an unacceptably overbearing impact on the living environment within and the residential amenities of Valley View that would be sufficient to warrant a refusal of planning application.

- 2.9 Third parties have raised a couple of queries which require consideration. Firstly, due to the differing heights of the three bungalows, and with consideration to the ridge height survey, it is not considered that the increase in height to the property is unacceptable when viewed within the context of the three properties. Secondly, the materials chosen for the scheme would not look out of context, nor be visually prominent when viewed within the AONB or wider area. It is noted that the properties can be seen from a distance. It is therefore considered that the proposals would be acceptable within the context of Nelson Park Road and the neighbouring properties.

3. Conclusion

- 3.1 The proposals, due to their design, size and appearance, would not be out of keeping with the immediate character of the AONB or the surrounding area. The proposals are of good design that when viewed from any public vantage point would not create a negative impact within the landscape. Furthermore, for the reasons outlined above, while the proposals will have some limited visual impact on adjoining properties, the conclusion is that this impact does not cause harm sufficient to justify the refusal of the application. Consequently, the proposals would not conflict with the overarching aims and objectives of the NPPF and it is recommended that planning permission should be approved.

g) Recommendation

- I Planning permission be GRANTED, subject to the imposition of the following conditions:
- (1) 3-year time limit for commencement, (2) compliance with the approved plans
 - (3) No openings on southwest elevation
- 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 planning committee.

Case Officer

Amber Tonkin