

- a) **DOV/21/00799 – Erection of two-storey side and rear extensions, front porch; insertion of 2 windows to first-floor side elevation and widening of existing driveway with detached garage (existing garage to be demolished) – 269 Telegraph Road, Deal**

Reason for Report: Thirteen contrary views

- b) **Summary of Recommendation**

Planning Permission be GRANTED

- c) **Planning Policy and Guidance**

Dover District Core Strategy

- DM1

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

Kent Design Guide

National Design Guide

- d) **Relevant Planning History**

No Planning history.

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

Deal Town Council – Object until further clarification has been received on the impact the proposal will have on the neighbouring properties.

KCC Archaeology – No comments received

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

- Not appropriate for the area
- Noise from construction should be limited
- Will negatively impact neighbour
- Garage is too big and unnecessary
- Overdevelopment of site
- Will affect the value of neighbouring houses
- Garage will cause noise disturbance
- Construction will be dangerous due to the traffic on the corner
- Unattractive design

In addition, 6 letters of support were received, raising the following points:

- Good to see existing properties expanded to accommodate families
- Sun path prevents any issues of overshadowing
- Design is considerate of neighbours and won't impact them
- Other similar developments nearby have been approved
- In keeping with Telegraph Road, all properties are different
- Comments raised in objection are not planning concerns

f)

## **1. The Site and Proposal**

1.1 The application relates to a detached two storey dwellinghouse on the northwest of Telegraph Road which lies within the settlement confines of Deal. This property is finished in brick with a tiled roof and has a parking area located to the south and southeast of the dwellinghouse.

The area comprises of properties of differing design and size, with the railway line running parallel to Telegraph road, to the southeast of the application site.

1.2 The application is for the erection of two storey side extension, a two-storey rear extension, front porch, insertion of two windows at first floor level on the northeast elevation, widening of existing driveway and a detached garage.

1.3 This application is a second submission by the applicants. This application includes a flat roof to the garage rather than a pitched roof following concerns raised by the neighbours. Within the previous application alterations were also sought by the case officer to reduce the bulk at the side of the property which is adjacent to 2 St Richards Road.

## **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**

#### **The Principle of the Development**

2.2 The site is located within the settlement confines and the development therefore accords with Policy DM1, subject to impact on visual and residential amenity and other material considerations.

#### **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 130).

2.4 When viewed within the immediate context of Telegraph Road, there is no architectural uniformity. Although the neighbouring property was originally built in a similar style to the application site, alterations to both properties over time has

created two unique properties. The proposed materials of brickwork and a tiled roof would match the main dwellinghouse.

- 2.5 Some of the proposals would be visible from the public highway and immediate areas due to its position on Telegraph Road. The design and use of matching materials would allow the proposals to be viewed as part of the main dwellinghouse and therefore would not become visually prominent within the street scene. The addition of a garage to the front of the property, while forward of the principal elevation of the property, would not look out of context within the street scene as a whole. The plot is adjacent to 2 St Richards Road, which projects towards the southeast.
- 2.6 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.

### Residential Amenity

- 2.7 The nearest properties to the application site are 2 St Richards Road located to the southwest and 267 Telegraph Road located to the northeast. The properties sit 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, 2 St Richards Road due to the direction of the sun path. The side extension is set off the boundary by approximately 2.5 metres, 12 metres from the rear elevation of 2 St Richards Road. The existing garage is set at approximately 3.2 metres away from the boundary. There will be no windows set within the side elevation of the proposed side or rear extensions. Therefore, there will be no overlooking or loss of privacy to 2 St Richards Road as a result of the proposals. A condition has been added to prevent any additional openings. 267 Telegraph will only have views of the rear extension. Again, while large in size, due to the angles of the rear gardens, the rear extension is set away from the boundary shared by the two properties. The proposed windows set within the northeast elevation would serve a bathroom and an ensuite and would therefore be obscured glazing. There are no other windows proposed in the northeast elevation, and it is therefore considered that there will be no loss of privacy to the neighbouring property as a result of the proposals. A condition has been added to prevent any additional openings. Due to the orientation of the site, there may be some overshadowing to the rear garden of 267 Telegraph Road in the latter half of the day. However, this is not considered sufficient to warrant a refusal of planning application.
- 2.8 Third parties have raised points which require consideration. Firstly, it is noted that the area is a residential area and construction 7 days a week may cause disruption. A condition has therefore been included to prevent construction on a Sunday. Secondly, a number of the third-party objections included loss of view and the impact on the value of neighbouring properties. These are not material considerations.

### **3. Conclusion**

- 3.1 The proposals, due to their design, size and appearance, would not be out of keeping with the immediate character of street scene and surrounding area. The proposals will be viewed as one dwelling and would not create a negative impact within the area. 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 south-west or north-east elevation; (4) No construction on Sundays.

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