

- a) **DOV/21/001578 – Erection of two-storey rear extension, front covered porch and insertion of 2 bay windows. Raise roof to facilitate loft conversion with 4 rooflights – Roseway, Gore Road, Eastry**

Reason for Report: Sixteen 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 stage 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**

Eastry Parish Council – *“maintain their objection to this application on the grounds that the impact of the proposed extension/expansion of the bungalow outweighs the benefits to the immediate area, will create a precedent and will cause considerable impact and anguish to the immediate neighbour (right hand side). If the precedent is set, then we could see the enlarging of other bungalows to the detriment of this area and the loss of single storey dwellings in the community. Eastry Parish Council would prefer a single storey extension to the rear that would not enlarge the proposed family home, have less impact on the area and would not cause harm to the immediate neighbours”.*

KCC Archaeology – No comments received

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

- Overshadowing
- Overlooking to neighbours
- Will negatively impact neighbours' views
- Will set a precedent
- Bungalows need to be preserved for aging population

- Plenty of space for extending in other ways
- Impact on traffic
- Poor parking in the area

In addition, 1 letter of support received, raising the following points:

- Will improve the look of the property
- No loss of privacy

f) **1 The Site and Proposal**

1.1 The application relates to a detached bungalow on the northeast of Gore Road which lies within the settlement confines of Eastry. This property is finished in brick with a tiled roof and has a parking area located to the west and southwest of the dwellinghouse. The property is bounded by L'Ancrese to the northwest and Sunnymead to the southeast.

1.2 The area comprises properties of differing design, size, and scale, with a number of bungalows located adjacent to the application site. The properties are of a similar finish, of either red brick or white/cream render. L'Ancrese, the neighbour to the northwest of the site has converted their loft space to create a first floor.

1.3 The application is for the erection of a two-storey rear extension, front covered porch, insertion of two bay windows and to raise the roof to enable a loft conversion. The roof would then include 4no. rooflights. 3no. of the rooflights located on the northwest elevation would serve a stairway, a bathroom and a master bedroom, and 1no. rooflight on the southeast elevation would serve an ensuite.

1.4 The finished roof height will increase from approximately 5.3 metres to 7.6 metres resulting in an additional height of 2.3 metres to the property and extend to the rear (northeast) by 6 metres, which would be in line with the properties either side. The roof extension will introduce a full pitched roof with the ridge running from north to south as opposed to the existing that has a central flat roof element as well as introducing a gable end to the front and rear. This mirrors the roof form of the property to the west known as L'Ancrese except that this roof form has a half hip element to the front and rear.

2 Main Issues

2.1 The main issues for consideration are considered to be:

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

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 Gore Road, the application property is smaller than those adjacent to it. Many of the bungalows to the northwest of Gore Road have benefitted from alterations over time to expand, including the addition of a first floor at L'Ancrese. The ridge heights of the properties set within the immediate area also vary, therefore the addition of 2.5 metres in height will not result in a property that is out of keeping within the street scene and negatively impacts the character and appearance of the area.
- 2.5 The changes to the front elevation and changes to the roof will be visible from the street. The addition of bay windows to the front of the property will be similar to other bay windows of nearby properties, such as Sunnymead, the immediate neighbour to the southeast. The proposed changes when viewed within the street scene would not become visually prominent, as their immediate neighbour L'Ancrese has completed similar works to be a two-storey property, albeit with a different design.
- 2.6 The proposed material finish of render and horizontal cladding within the gable ends will not look unusual within the street scene of Gore Road, due to the variety of materials present within the immediate area.
- 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.

Residential Amenity

- 2.8 The nearest properties to the application site are L'Ancrese located to the northwest and Sunnymead located to the southeast. The properties sit at a similar ground level to the application site. The proposals, include the addition of first-floor windows and roof lights. Neither of the adjacent properties have rooflights adjacent to the application site, and it is therefore considered that these additions will not result in any overlooking. The additional window to the rear elevation would result in long range views down the garden, however due to the angle of the views it is not considered that there would be any overlooking to private garden space. It is therefore considered that there will be no loss of privacy to the neighbouring property as a result of the proposals.
- Due to the separation distances of approximately 4.5 metres between the application site and the neighbouring properties, together with the fact that the pitched roof will be sloping away, then it is not considered that the proposals would result in an overbearing impact.
- Lastly, as the site is orientated southwest to northeast, there may be some overshadowing to the gardens of neighbouring properties either first thing in the morning or last thing in the evening, but this is not considered sufficient to warrant a refusal of the planning application.
- 2.9 Third party representations have also raised concerns including loss of view and the impact of the development on the value of neighbouring properties. These are not material considerations.

Setting a Precedent

- 2.10 A number of third-party representations have raised concerns regarding a precedent being set if the works were approved. There is no 'precedent' per se in planning and every new development should be treated on its own merits. However, it has already been said in this report that the property to the southwest, L'Ancrese, has had a similar extension in the past, and it is therefore partially in this context that the proposed development will be assessed against.

Highway Safety

- 2.11 The current bungalow has 2 bedrooms. The extension creates space for 2 further bedrooms. For a dwelling of this size the parking requirements are 2 off-road parking spaces. There is sufficient space within the site to accommodate the required parking. There would therefore be no harm to highway safety.

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 street scene and surrounding area. The proposals will be viewed as one dwelling and would not create a negative impact within the area. There would be no harm to residential amenity or highway safety. Consequently, the proposals would not conflict with the overarching aims and objectives of the NPPF and it is recommended that planning permission should be granted.

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) Archaeology safeguarding
- II Powers be delegated to the Planning and Development Manager 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