

a) **DOV/21/01847 – Replacement of porch and single storey side element with single storey rear, side and front extension and replacement windows – 6 Willingdon Place, Walmer**

Reason for Report: number of (7) contrary views

b) **Summary of Recommendation**

Planning Permission be GRANTED

c) **Planning Policy and Guidance**

Dover District Core Strategy (2010): DM1, DM13

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 (2005)

National Design Guide and Code (2021)

d) **Relevant Planning History**

No planning history.

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

Walmer Town Council – No objection initially then raised an objection due to the shape of proposed windows not being in keeping with all other properties in the street.

Third Party Comments - A total of 7 individuals have raised objections to the proposal summarised as follows:

- Out of keeping with other bungalows due to change in windows and alterations to dormers.
- Installation of solar panels is out of keeping with other properties
- Loss of parking due to removal of garage

1. **The Site and Proposal**

1.1 The application relates to a detached chalet bungalow, on the northwest of Willingdon Place, a cul-de-sac which lies within the settlement confines of Walmer. This property is finished in brick with white uPVC windows and a tiled roof. There is a small single storey fully glazed porch to the front of the property. Three other properties within the close have similar additions. The property has a single storey flat roof garage attached to the southwest. The site is bounded by 7 Willingdon Place to the northeast and 5 Willingdon Place to the southwest. The property currently has two off road parking spaces to the front.

1.2 The area comprises a number of chalet bungalows, all built in a similar design, but of differing size, mainly detached but with 2 at the end of the cul-de-sac being semi-detached. Many of the properties within Willingdon Place have benefitted from

alterations over time but retain the similar design of large flat roof dormers spanning a large proportion of the width of the roof to both the front and rear. The dwelling opposite (No.4), of a similar form, has previously been extended to the side at first floor above the original single storey garage together with the insertion of a further flat roof dormer window within the new roof form.

- 1.3 The application is for the demolition of the existing single storey garage to the side together with the demolition of the existing front glazed porch to accommodate the new development.
- 1.4 The proposal is for a single storey front, side and rear extension comprising a 3.2 metre monopitch roof that wraps around the side and rear of the dwelling, the eaves height would match the existing height of 2.2 metres. The front extension would project forward 1.6 metres, with the rear extension projecting back 1.5 metres. To the side the monopitch roof would project 3.2 metres to the southwest, which is 0.1 metres further than the existing garage. This extension would include a flat roof design. The material palette would comprise facing brick, tiled roof and white powder coated aluminium windows. The rooflight to the flat roof would be black. Fenestration would comprise a mix of single and double casement windows to the front and rear as well as glazed doors to the side and rear. It is to be noted that the window casements to the front of the dwelling have been amended to be more consistent with the fenestration of other dwellings within Willingdon Place, following concerns raised by local residents and the Town Council. Due to the modest nature of the change this did not require any further consultation with interested parties.
- 1.5 The extension would facilitate the rearrangement of the ground floor living area to create a 4<sup>th</sup> bedroom. The first-floor office would become a bedroom although as confirmed no changes are being made to the shape of the roof.
- 1.6 The plans also show that there would be changes to the style of the existing fenestration on the NE facing elevation, to be long and thin in form and with a new triple casement window of the same size as existing at first floor level. However, this would be permitted development and does not form part of the consideration of this application.
- 1.7 Initially the application also comprised the replacement of the roof, chimney and the insertion of dormer windows to the front and rear roof slope together with solar panels to the front and rear roof slopes. However, following officer concerns about the design/form, bulk/scale of the dormers and the adverse impact upon the street scene, these elements were removed from the plans and the changes were subject to re-consultation. It is to be noted that the solar panels would represent permitted development and does not require the benefit of planning permission.

## **2. Main Issues**

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

### Impact on 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).
- 2.4 The properties within Willingdon Place, while of a similar design, have benefitted from changes over time, including extensions and alterations to the external finish of the properties, as identified earlier in this report. The application property has remained unaltered. 4 Willingdon Place has altered the front of the property in a similar design to the proposed changes in this application, continuing the eaves line to create a front extension.
- 2.5 The proposed front and side extension would be largely visible within the street scene, however, given its single storey nature, simple form and design that sits comfortably with the design and form of the host dwelling together with complimentary materials and fenestration, it is not considered that the development would result in visually harmful development within the street scene. The visual amenity of the locality would therefore not be harmed as a result.
- 2.6 Concerns were raised regarding the design of the windows to the front elevation. While it is noted that the design would be different to other properties within the immediate area, it is considered that the proposed windows would not create a significant change within the street scene and are considered appropriate.
- 2.7 Overall the proposed changes to the property are not considered to negatively impact the street scene nor detract from the character and appearance of the host dwelling. Therefore, the development is considered to be acceptable and not result in visual harm, in accordance with Paragraph 130 of the NPPF (2021).

### Residential Amenity

- 2.8 The application site is bounded by 5 and 7 Willingdon Place, both properties are chalet bungalows of a similar design to the application site. The proposals, due to their location, size and scale would not result in any overshadowing or overbearing impact to neighbouring properties. The additional windows on the northeast elevation and southwest elevation are set at ground floor level and replace existing windows. Any views would be largely obscured by planting or fencing at the application site, and the garage owned by No. 5 Willingdon Place. It is not considered that the proposals will result in any loss of privacy. Therefore the proposals would not result in any harm to residential amenity and would accord with Paragraph 130 of the NPPF (2021).

### Highway Safety

- 2.9 The property currently has 2 bedrooms and an office at first floor level. The plans include an additional bedroom at first floor level, and a spare room at ground floor

level, combined with the demolition of the existing garage. Policy DM13 states that properties of this size, in this location are required to have 2 on-site allocated parking spaces for the property. The property currently has 2 off-road parking spaces (excluding the garage), which will be retained as part of the proposal. The proposal would therefore accord with DM13.

### Other Matters

- 2.10 Concerns were raised by neighbours regarding the installation of solar panels at the property. Solar panels are considered to be permitted development under Part 14 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore do not need formal planning permission for their installation.

### **3. Conclusion**

- 3.1 The proposals, due to their design, size, and materials, would not be out of keeping with the immediate character and appearance of the surrounding area. The proposals will be viewed as part of the existing dwelling and would not create a negative impact within the street scene. 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
- II Powers be delegated to the Head of Planning 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