

- a) **DOV/22/00971 - Erection of a hip to gable roof extension with two front dormers and a rooflight and four high-level rooflights in the rear roof slope - 8 Beech Tree Avenue, Sholden, Deal**

Reason for report – Number of contrary views – Initially 9 objections. Following amendments and re-consultation none were withdrawn.

- b) **Summary of Recommendation**

Planning permission be GRANTED subject to conditions

- c) **Planning Policy and Guidance**

Core Strategy Policies (2010):

DM1, DM13

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 have little weight and are not considered to materially affect the assessment of this application. The Draft has completed the first public consultation exercise, which expired in March and at this stage only minimum weight can be afforded to the policies of the Plan.

National Planning Policy Framework (NPPF) (2021):

Paragraphs 2, 7, 8, 11, 130

National Design Guide & National Model Design Code (2021)

Kent Design Guide (2005)

- d) **Relevant Planning History**

10/01065 - Erection of 230 Residential Dwellings – Granted subject to conditions including withdrawal of permitted development rights for extensions, garages or other buildings, fences, gates, walls or other means of enclosures.

21/00046 - Erection of a first-floor side extension. – Refused – Appeal Dismissed

21/00742 – Erection of a first-floor side extension over existing car port with false pitched roof – Refused

PE/22/00038 –Pre-Planning Advice for loft conversion and dormers – Informal Advice given.

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

Representations can be found in full in the online planning file. A summary has been provided below:

Sholden Parish Council - objected to the original scheme summarised as follows:

- *Sholden Fields was designed into a well laid out development.*
- *Any alterations to this property will be detrimental to other close residents affecting their quality of life.*
- *Comments by other residents are totally supported.*
- *Sholden has now been overdeveloped with lack on infrastructure*

The Parish Council were reconsulted on the revised scheme and no further comments were received

### Third-Party representations

Following the publication of the initial scheme 10 representations were received of which 12 were objections and 1 of support.

Objections are summarised below:

- Loss of privacy caused by dormer windows in the rear elevation
- Hip to Gable alters the mass of the house
- Change in the character of the well planned and laid out estate
- Poor front Dormer design
- Noise and disturbance during build.
- Encourage additional vehicles with insufficient parking
- Will set a precedent for remaining properties on the estate to add gable ends and increase the size of their property which will impact on neighbouring properties.  
(**Officer comment:** Every application is assessed on its own merits)
- Loss of vistas of the woodland planned in the original layout
- (**Officer comment:** A right to a view is not a material planning consideration).

The supporter felt that views were not interrupted, car parking was available, and the proposal would provide more family accommodation.

Following receipt of amended plans which sought to address design and privacy issues a re-consultation was carried. Several original objectors accepted that the revised scheme gave improvements in terms of privacy only - but wished their objections to stand on other grounds.

KCC PROW – Have no comments to make on the application

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

### The Site

- 1.1 The site comprises a detached house in the modern estate of Sholden Fields built pursuant to a 2010 permission. The estate lies off the main A258 access road to Deal. The application property is a two-storey brick and tile roofed dwelling which is 'linked' via a single storey garage barn and shared walkway to a mirror image dwelling and garage to the southeast. The principal elevation of the house and others along Beech Tree Avenue front onto a pedestrian path and look over an area of open space to woodland beyond. The street scene along Beech Tree Avenue comprises a varied 'wave form' of rooflines with detached houses and linked detached houses with the single storey car barns mentioned above. Access to car barns and parking areas that serve no 8 and its neighbour to the northwest are from the rear.

- 1.2 The estate here has a uniformity and rhythm to its built form, which incorporates gaps, providing regular through views and vistas between buildings. These views and vistas from Colmanton Grove allow pleasant glimpses at eye level of woodland beyond.
- 1.3 When viewed from the footpath to the north and the green and woodland opposite, those gaps and spaces between buildings give relief and provide interludes to the built form edge.
- 1.4 In terms of roof design, there is a mix of untouched roofs, roofs with rooflights and dormer windows of varying designs.

### The Proposal

- 1.5 The proposal, as amended now envisages:
  - A change of the roof form from hipped to a fully gabled roof. There would be no increase in the overall height of the roof, which is 8 metres, but the overall height of the chimney would increase marginally to be above the ridge line. Materials are stated in the application documentations as being 'to match'
  - Two flat roofed dormer windows would be installed in the front roof plane looking towards the woodland which forms the northeast boundary of the estate. The dormers would be arranged in the roof plane and aligned symmetrically above ground and first floor windows with a roof skylight being inserted centrally between the dormers. Materials for the dormer are indicated to be "lead or grey fibreglass to match surrounding dormers". The proposal originally included 2no. dormer windows in the rear roofslope but these have been removed following officer concerns.
  - The amended scheme now proposes three high level rooflights set with a cill level at 1.8 metres above adjacent finished floor level in the rear roof plane in place of the originally proposed 2 no. dormer windows.
  - The purpose of the external alterations is to facilitate a loft conversion into an additional bedroom.

## **2 Main Issues**

- 2.1 The main issues for consideration are:
  - The principle of the development
  - The impact on the character and appearance of the locality
  - The impact on residential amenity
  - Impact on highway safety

### **Assessment**

#### Principle of Development

- 2.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination

to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

- 2.3 The proposed development is within the urban boundary of Sholden. As such it is acceptable in principle, and therefore DM1 compliant subject to its detailing and any other material considerations.

#### Impact on the Character and Appearance of the Area

- 2.4 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).
- 2.5 The main visual change to the form of the building would be the shape of the roof which would change from a hipped roof to a gabled roof. In this context it should be noted that there are 8 large houses fronting Beach Tree Avenue between Colmanton Grove and Shoulden Drive which have roof forms in the following irregular sequence, Gable/Hip/Hip/Hip/Gable/Gable/Gable/Hip, with the application property being the third in the row from the southwest. In design terms the overall architectural appearance of a gabled roof form is part of the general design concept of roof types found on this estate. The change of hip to gable, although altering the original roof type, would not increase the mass of the building unusually or so much so that it would look out of place, nor would it spoil the rhythm and form of the row. Overall, the change, although visible would have a minimal impact on the general appearance and character of the area.
- 2.6 The loss of views mentioned in several objections would be minimal. Whilst private views are not a material planning consideration, the main public vistas through to the woodland edge of the estate can be seen from three points along Colmanton Grove where low-level car barns remain. It should also be noted however, that one of these gaps already has a gabled roof as part of the original design concept of the estate and the current proposal would reflect that.
- 2.7 Potential loss of these vistas over the three sets of linked garages on the Avenue, were a significant factor in the refusal of the two previous applications for this property. These vistas were mentioned positively by the appointed inspector determining the 2021 appeal. These vistas would remain with this proposal, would be largely undisturbed and would not be materially harmed by the proposed development.
- 2.8 In the case of the two proposed dormers and a single rooflight on the front facing elevation they are similar to others in the street scene. Whilst positioned higher on the roof plane they are suitable in terms of their scale and proportions and would be well positioned in their relationship to other windows and the front door at ground and first floor level giving balance and symmetry to the front facade.
- 2.9 The rear rooflights have little if any effect or impact on the character and appearance of the area or the building.
- 2.10 In light of the above, I do not consider that the proposed alterations would have any undue adverse impact on the street scene or the character and amenity of the area.

### Impact on Residential Amenity

- 2.11 There would be no loss of residential amenity caused by the dormers and rooflight on the front roof plane as these elements look towards the public realm only.
- 2.12 In the case of the three rooflights on the rear (southwest) facing roof plane they are shown on the submitted drawings as having a cill level at a minimum of 1.8 metres above adjacent finished floor level. The result of this positioning is that views out from the windows are above eye level thus ensuring no overlooking of neighbouring privacy or harm to their amenity. This position can be ensured by condition.
- 2.13 Insofar as potential overshadowing is concerned it is noted that the orientation of the ridges of the row of adjacent houses is on a southeast-northwest line with the rear garden of the respective properties looking southwest. As a result of this orientation there would be some minor overshadowing of the side of the house to the northwest although this would only be evident early morning. There would be no undue overshadowing of the main rear garden of this property.

### Impact on Highway Safety

- 2.14 Should planning permission be granted the house will change from a 4 to a 5-bedroom house. Adopted parking standards for 4 + bedroom houses in a suburban environment is 1.5 spaces per unit. The dwelling has two tandem spaces with casual parking in the immediate area available. In this context therefore there is no requirement for additional parking spaces.
- 2.15 It should be noted, in referring to car parking in the appeal decision for application 21/0046 which was for similar internal accommodation, although of a different design and form, the appointed inspector noted "*The Council also found that the additional bedroom created by the development would not generate demand for additional parking provision. From my assessment I have no reason to disagree and consider that there would be no harmful change to the living conditions of nearby occupiers or to highway safety arising from the proposal*".

### Other Matters

- 2.16 The material planning considerations put forward by representations have been carefully considered and addressed above. In the case of potential noise and disturbance during any build period this would be for a temporary period, but, in any case, if a statutory nuisance did occur this would be controlled under environmental health legislation.

## **3. Conclusion**

- 3.1 The development is of an acceptable type, design and appearance and would cause no undue harm to the overall character and amenity of the street scene or amenity of the surrounding area, would have no undue adverse impact on residential privacy and amenity, would not adversely affect parking provision or highway safety and is therefore considered to accord with the aims and objectives of the Development Plan and the NPPF 2021 Revisions.
- 3.2 I therefore recommend planning permission be granted subject to conditions.

**g) Recommendation**

I Planning permission **be** GRANTED, subject to the following conditions:

- 1) 3-year time limit for commencement
- 2) Compliance with the approved plans
- 3) Ensure that the rear dormer windows have a cill level at a minimum of 1.8m above adjacent finished floor level.

II Powers to be delegated to the Head of Planning 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

Lucy Holloway