

- a) **DOV/22/00759 – Erection of two-storey side and single storey rear extensions, insertion of 4 front and rear replacement windows, 1 new rear window and 1 new front window, relocation of side gate and steps, replacement fencing and gates, soakaway, front and rear patios (existing 2 outbuildings, conservatory, and single storey side extension to be demolished) - Bluebell Cottage, Cliffe Road, Kingsdown**

Reason for Report: Number of contrary views (22)

b) **Summary of Recommendation**

Planning Permission be GRANTED

c) **Planning Policy and Guidance**

Dover District Core Strategy (2010)

DM1

Regulation 19 draft Dover District Local Plan

CC5 – Flood Risk

PM1 – Achieving High Quality Design

H6 – Residential extensions and annexes

HE1 – Designated and Non-designated Heritage Assets

HE2 – Conservation Areas

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, 167, 168, 195, 197, 199, 203, 206, 207

Section 72(1) of Planning (Listed Buildings and Conservation Area) Act 1990

d) **Relevant Planning History**

22/00329 - Erection of two storey side and a single storey rear extensions, relocation of side entrance and steps, replacement fencing/gates, new soakaway, patios to front and rear (existing 2no. outbuildings, conservatory, front porch and single storey side extension to be demolished) - Withdrawn

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

Ringwould with Kingsdown Parish Council – OBJECT on the grounds that ‘the property itself is considered a valuable visual building on entering the village’, and ‘can be seen from most directions’. No further comment has been made as to which elements of the proposal are considered unacceptable, and for what reason. They express concern that the building, if extended, may be used for holiday lets.

Third Party Representations - A total of 22 individuals have raised objections to the proposal summarised as follows:

- The important contribution all elevations of Bluebell cottage make to the character and appearance of the Conservation Area.

- Bluebell Cottage is a landmark, iconic cottage on Kingsdown's beach.
- The small scale of the existing cottage is important in reflecting Kingsdown's past as a fishing village.
- The scale of the side extension would subsume and dominate the existing cottage, detracting from the small scale nature of the existing cottage. 'The form of the C17th cottage will be rendered all but illegible'.
- The 'unique and characterful' north facing roof contours are the 'most appealing and well known feature' of and 'one of the most visually significant aspects' of Bluebell Cottage. The loss of the north facing roof slope will 'irrevocably alter the heritage landscape' to its detriment.
- A 'jarring juxtaposition of old and modern architecture'.
- The proposed first floor windows are 'positioned awkwardly'.
- The proposed side extension 'visually obstructs the original chimney stack'.
- The expansion of the property will 'add more traffic issues on to the already congested and unsafe South Road and North Road area'.
- Basement room has not been included in Flood Risk Assessment

In Addition, 1 comment was received in support of the proposal on the following ground:

- Addresses issues raised by previous application.
- Provided the works are carried out to a high standard and the correct materials are employed, the alterations will complement the area, with no adverse impact on the Conservation Area.

1. The Site and Proposal

- 1.1 The application relates to a semi-detached, two storey dwellinghouse, which is located at the junction of South Road, Cliffe Road and Undercliffe Road, adjacent to the settlement confines of Kingsdown and within the Kingsdown Conservation Area (CA). The property is adjoined to Violet Cottage to the south, and, collectively with Violet Cottage is identified as a Non-Designated Heritage Asset (NDHA) within the Kingsdown Conservation Area Appraisal (CAA). The site lies, in part, within Flood Risk Zone 3 and is located adjacent to, but outside of, the Dover/Kingsdown Site of Special Scientific Interest (SSSI).
- 1.2 The application is for the erection of a two-storey side extension with front porch, a single storey rear extension, the insertion of new and replacement front and rear windows in the original house, the relocation of side gate and steps, replacement fencing and gates, soakaway, front and rear patios. The existing 2no. outbuildings, conservatory, and single storey side extension would be demolished. As originally submitted the scheme included increasing the depth of the existing basement room by 0.35m. However, this has since been removed from the scheme, and can nonetheless be implemented without the need for planning permission.
- 1.3 The two-storey side extension has rendered elevations under a hipped, double ridged roof, with 30 degree pitches matching those of the host dwelling. The single storey rear extension has rendered elevations under a hipped, mono-pitched roof, also of a 30 degree pitch that matches the host dwelling. Both roofs are to be clad in plain clay tiles. The two rooflights proposed on the roof of the single storey rear extension are conservation rooflights. The extensions will be finished to match the eaves and soffit detailing of Violet Cottage, and all new and replacement doors and windows will have timber frames in a traditional multi pane design.

- 1.4 The proposal involves the removal of the existing fence, gate and a tiled roof over the existing gate on the South Road boundary (northern site boundary), and the erection of a replacement close boarded fence and gate some 1.8m high.
- 1.5 The proposal also includes a replacement roof of plain clay tiles, to the main part of the house.

2. Main Issues

- 2.1 The issues for consideration are:
 - The principle of the development
 - Impact on Conservation Area and visual amenity
 - Residential amenity
 - Flood risk
 - Highway safety

Assessment

The Principle of the Development

- 2.2 The proposed development is within the curtilage of the dwellinghouse and ancillary to its residential use. The development therefore accords with Policy DM1, subject to impact on visual and residential amenity and other material considerations.

The Impact on the Conservation Area and 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). Chapter 16 of the NPPF relates to conserving and enhancing the historic environment. Paragraph 197 requires that in determining applications, LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets, and of the new development making a positive contribution to local character and distinctiveness. Furthermore, Paragraphs 201 and 202 require that regard must be had for whether development would cause harm to any heritage asset (both designated and non-designated), whether that harm would be substantial or less than substantial and whether, if harm is identified, there is sufficient weight in favour of the development (public benefits) to outweigh that harm. Paragraph 203 states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.4 The draft Dover District Local Plan policy H6 sets out standards for residential extensions, requiring them to be suitable in scale, character, and materials, and to preserve or enhance heritage assets amongst other things. Policy PM1 seeks to achieve high quality design. It requires all development to demonstrate an understanding of the context of the area (including historical character), and have a design, scale, massing and materials appropriate to the locality, amongst other things. Policies HE1 and HE2 pay particular attention to non-designated heritage assets and conservation areas respectively. HE 2 requires that within conservation areas development should not prejudice important views into or out of the area, amongst other things.

- 2.5 Regard must also be had for Section 72(1) of Planning (Listed Buildings and Conservation Area) Act 1990 which states that, 'In the exercise, with respect to any building or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 2.6 The significance of the application property with the Conservation Area is noted in the Kingsdown Conservation Area Character Appraisal. Here it is recorded as being of historic interest and as a Non-designated Heritage Asset. The cottage has townscape character, as it is noticeable when facing the sea from Upper Street, largely because it stands separated from the South Road development, and is framed by the view of the land and sea beyond. Views towards the beach and sea are noted in the Conservation Area Character Appraisal as being of importance through providing a physical and historic setting for the village. Key features of the building which contribute to its historic interest are the chimney and roof forms of the original cottage. The flint garden wall to the north and east of the property is also referred to in the Appraisal.
- 2.7 It is acknowledged that the extension, by virtue of its size and scale, has a significant impact on the appearance of the property, both alone and in addition to the insertion of window openings in the first floor of the original house. Notwithstanding, when assessing the impact of the development with particular regard to the historic significance of the property, as outlined in the Kingsdown Conservation Area Character Appraisal, it is considered that the proposed works to Bluebell Cottage are sensitive to the character and appearance of the cottage, a Non-designated Heritage Asset, and to result in a property in keeping with the street scene and respectful of the special historic character and appearance of the Conservation Area as detailed above, for the following reasons.
- 2.8 The scale and form of the two-storey addition to the side of the house is not considered by your officers to be detrimental to the coast-village connection identified above, as, when viewing the property from the expanse of sea and land beyond will remain visible on journeying towards the seafront, and as now, the view reduces the closer one gets to South Road. At the junction of Upper Street, South Road and Cliffe Road the character becomes one of a denser development with Flint House becoming noticeable in the street scene, and the eye is drawn towards the row of cottages on South Road and onwards towards the sea. The proposed extensions are not of sufficiently significant scale and bulk to harm this experience of the conservation area.
- 2.9 In terms of design detail, the side extension has eaves and ridge heights well below those of the main house. The depth of the two storey element of the extension is also less than the depth of the host building, being set back from both front and rear walls.
- 2.10 The positioning, proportion and design of the proposed windows and doors, to both extensions and the windows proposed to the existing cottage, are sympathetic to the cottage's age, appearance, and character.
- 2.11 The proposed porch on the front elevation replicates the existing porch in a slightly different location, thus retaining this visually important feature which provides symmetry and visual continuity to the pair of cottages.

- 2.12 The photos in the submission show that the existing roof of the main house has, unfortunately, been treated with spray-on insulation, a product that is damaging to historic buildings through its lack of breathability and sticking the tiles together, resulting in them being unsalvageable and incapable of repair. It is nonetheless considered that an appropriate traditional replacement tile would ensure that the replacement roof both respects and conserves the historic character of the cottage and Conservation Area. This can be controlled by condition. The historically significant chimney will remain unharmed by the proposed development.
- 2.13 Objection is raised by third parties to the loss of the north facing roof slope of the existing side addition, which has been identified by third parties as being 'highly distinctive' 'unique and characterful' and a fundamental part of the historic form and character of the cottage, amongst other things. The opinions of these third parties have been duly considered. However, it is concluded that the roof form does not have a significant presence or historic importance such that its loss would impact negatively on the character of the property or the Conservation Area.
- 2.14 Along the north boundary, the replacement of the existing mesh fence and timber gate with a close boarded fence and gate, some 1.8m high, will not result in the loss of any historically significant fabric. The proposed fence and gate are visually acceptable, and along with the proposed removal of the two small outbuildings along the flint wall, also on the north boundary, and the trellis within the garden, will have a neutral impact on the Conservation Area. The flint wall is historically significant and will be retained, and repaired where necessary.
- 2.15 For the above reasons, the development is considered acceptable in this location and visually appropriate to its context. It is therefore considered to preserve the character of the property and the character and appearance of the Conservation Area in accordance with paragraphs 130, 197 and 203 of the NPPF.

Residential Amenity

- 2.16 The proposed development will not harm the residential amenity of the adjoining property, Violet Cottage, or any other property, in relation to loss of privacy, overshadowing or overbearing impact. Therefore, the development would accord with the aims and objectives of Paragraph 130 of the NPPF and emerging Local Plan policy H6, in respect of protecting the residential amenity currently enjoyed by the occupiers of the surrounding dwellings.

Flood Risk

- 2.17 The third party comment regarding the basement not being referred to within the Flood Risk Assessment is noted. The basement extension has since been removed from the scheme. The site is in Flood Zone 3, due to the risk of tidal flooding. The proposed floor levels are no lower than the existing floor levels and the dwelling would not be at any greater risk of flooding. Flood mitigation measures are detailed within the submitted Flood Risk Assessment. The proposal therefore accords with NPPF paragraphs 167 and 168, and relevant local plan policies listed above.

Highway Safety

- 2.18 One letter of public representation raises concern that the development will add more traffic issues to the immediate area of South Road and North Road. However, it is considered that the proposed extension, which provides only one additional

bedroom, would not generate a material increase in traffic, and that no impact on highway safety is likely to result.

3. Conclusion

- 3.1 The proposals, due to their design and appearance, would not be out of keeping with the immediate character and appearance of the Conservation Area or the surrounding area. There would be no harm to residential amenity, flood risk or highway safety. Consequently, the proposals would not conflict with existing or emerging development plan policies, or 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) Sample or specific detail of roof tiles to be submitted
- (4) Render to match existing
- (5) Joinery details to be submitted
- (6) Flood mitigation measures detailed in the submitted FRA to be implemented.

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

Maxine Hall