

a) **DOV/22/00754 - Erection of a building for use as a holiday let (existing outbuildings to be demolished) - Redwood, The Forstal, Preston**

Reason for report – Number of contrary views (8)

b) **Summary of Recommendation**

Planning permission be granted.

c) **Planning Policy and Guidance**

Core Strategy Policies (2010): CP1, DM1, DM1

Draft Dover District Local Plan: The 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 (Regulation 19), the policies of the draft are afforded moderate weight and could materially affect the assessment of this application: SP15, PM1, H6, E4, TI1, TI3, HE1

National Planning Policy Framework (NPPF) (2021): Paragraphs 7, 8, 11, 130, 199-202

National Design Guide & National Model Design Code (2021)

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

d) **Relevant Planning History**

01/00254 Erection of front extension. Granted

96/01231 Two storey extension to rear of existing house. Granted

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

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

Preston Parish Council – No response received at time of publishing of the report.

DDC Heritage – Informally confirmed that there was no concern in relation to the impact the development could have on the setting of the adjacent listed building.

Third party Representations: 8no. Representations of objection have been received and are summarised below:

- The development could impact the setting of a listed building (Forstal Farmhouse).
- Overdevelopment of the site
- Could increase traffic and on-street parking pressure on a narrow road with existing parking issues.
- Increase in vehicle movements. Increase in vehicle and access issues during construction.
- Would result in a loss of privacy to the neighbouring property.

- Concerns about noise from existing holiday let on site.

(Officer comment: There is no existing holiday let on the site (see below)).

- The demolition of existing structures would require the removal of some established trees and the cutting back of a hedge forming part of the border between Forstal Farmhouse and Redwood.
- The trees act as a sound barrier to neighbours when the swimming pool is in use.

f) **1. The Site and the Proposal**

1.1 The application site is a large 2-storey, detached brick dwelling located on the south side of The Forstal, within the confines of the village of Preston. It is unlisted but is located within the setting of the Grade II listed Fortal Farmhouse with which it shares the western boundary. This shared boundary is well vegetated although not fully screened. There is an existing annex attached to the western end of the host dwelling which the applicant says is used as an annex for friends and family members to stay as well as a detached timber shed and enclosed gazebo structure.

1.2 The proposal seeks to demolish the shed and gazebo structure to allow for the erection of an outbuilding for use as an additional holiday let. This would be clad in weatherboarding and have roof tiles to match the host building. To the front (north, street-facing elevation) would be a small, covered porch area. The building would have living accommodation at ground floor level and a sleeping area (equivalent to one double bedroom) at mezzanine level within the roof slope. There would be roof lights (high level above the stairs and living area and lower sill level at mezzanine level) facing north and south.

1.3 The proposed building would measure 6.0m in depth by 5.7 in width with an overall ridge height of 5.1m. The ridge would be approximately 1.0m higher than the original but given the half hip of the western gable, would not be any higher than the existing building towards the shared western boundary. Materials would comprise timber weatherboarding to elevations, a plain tiled roof and timber windows.

2. Main Issues

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

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. The application site is within the confines of Preston and as such, the proposal would comply with policy DM1 of the Core Strategy (2010).

Impact on Character and Appearance

- 2.3 The existing timber shed (to be demolished) is not readily visible in public views with views only from within the driveway of the host dwelling with more limited views from the garden of Forstal Farmhouse. This is due to the significant mature vegetation along the front boundary of the application site and the enclosed nature of the wider application site. It is not proposed to remove any existing vegetation given the proposed new outbuilding would be largely built on the existing footprint of the shed. However, a condition which requires the retention of the boundary vegetation can be reasonably added to ensure no significant opening of the boundaries. With the use of materials to match the host dwelling and given that it is a replacement, albeit larger, building, together with its design and form there would be no harm to the visual amenity of the street scene. It is considered that the proposal would comply with paragraph 130 of the National Planning Policy Framework (2021).
- 2.4 As previously noted, the proposed building would be visible from Forstal Farmhouse, a Grade II listed detached dwelling. However, it is only the roof of the building which would be visible. The proposed roof has been detailed to reflect the half hipped/barn gable on the adjacent listed property to minimise its impact. DDC Heritage did not consider that the proposal would result in any harm to the setting of the listed asset. However, securing material samples by condition would ensure the impact remains negligible. Given no harm has been identified, there is no need to identify a public benefit of the proposal. Whilst there are other listed assets nearby (Parsonage Farm to the south and White Gables and Japonica Cottage to the north-east), these are at sufficient distance and sufficiently well-screened as to not be impacted by the proposal. As such, the proposal would comply with paragraphs 199-202 of the National Planning Policy Framework (2021).

Impact on Residential Amenity

- 2.5 Given the position within the application site of the proposed holiday let building, only the residential amenity of Forstal Farmhouse could be impacted by the development. The other immediate neighbour, Oaklands to the east of the application site, would be fully screened by the existing host building. The residential neighbours to the north are screened by existing vegetation on the northern boundary of the application site.
- 2.6 Forstal Farmhouse is over 9m away from the side elevation of the proposed holiday let building and given this distance and the modest nature of the proposal in terms of size and overall ridge height, the proposal would not result in any loss of light or loss of outlook to Forstal Farmhouse. There are no windows on the west-facing elevation of the proposed holiday let building and a condition could be added to ensure no windows could be added into the west-facing elevation or roof.
- 2.7 The proposed holiday let building sits on the footprint of the existing outbuilding and therefore would be oriented slightly north-west to south-east. This would ensure there would be no increased opportunity for overlooking, interlooming or loss of privacy to the side or rear garden areas of Forstal Farmhouse. The north-west facing rooflights could allow for some views over the front garden area of this neighbour however, only the single roof light over the mezzanine level would

provide any vantage for views. Given these views would be to the public front of the neighbouring property and would be largely screened by existing vegetation, then there would be no unacceptable loss of amenity to Forstal Farmhouse.

- 2.8 The proposed holiday let would be too small to meet the National Space Standards for a new dwelling and as such, it is reasonable to impose the standard holiday let conditions on this building to ensure the amenity of future occupiers.
- 2.9 Given the above, it is considered that the proposal would not result in any unacceptable harm to existing residential amenities which cannot be overcome through conditions and would therefore comply with paragraph 130(f) of the National Planning Policy Framework.
- 2.10 A number of third-party comments referred to noise issues from an existing holiday let on the site. However, it is understood that this is a guest annex (attached to the western end of the host dwelling) which is for use of friends and family and not a commercially lettable property. Noise concerns and noise nuisance are dealt with under Environmental Protection legislation and are not a planning matter.

Impact on Parking/Highways

- 2.11 The application site currently has sufficient parking provision to accord with policy DM13 of the Core Strategy (2010). However, with the increased demand for off-street parking which would accompany a holiday let, it is considered to be reasonable to secure details of additional parking provision by condition. The front garden area is more than large enough to accommodate extra off-street parking without unduly harming the front garden in terms of visual amenity. This will ensure that there is adequate off-street parking to avoid the need for parking on The Forstal itself which is quite narrow. Given this, the proposal can be made acceptable through conditions in terms of parking and the impact on highway safety.
- 2.12 Concerns have been raised about construction vehicle traffic in this narrow road. However, given the minor nature of the development, it is unlikely to result in any long-term issues and it is not considered necessary to seek any form of construction management plan in this instance.

Habitats Regulations (2017) Regulation 63: Appropriate Assessment

- 2.13 The impacts of the development have been considered and assessed. There is also a need to consider the likely significant effects on European Sites and the potential disturbance of birds due to increased recreational activity at Sandwich Bay and Pegwell Bay.
- 2.14 Detailed surveys at Sandwich Bay and Pegwell Bay have been carried out. However, applying a precautionary approach and with the best scientific knowledge in the field, it is not currently possible to discount the potential for housing development within Dover district, when considered in-combination with all other housing development within the district, to have a likely significant effect on the protected Thanet Coast and Sandwich Bay SPA and Ramsar sites.

- 2.15 Following consultation with Natural England, the identified pathway for such a likely significant effect is an increase in recreational activity which causes disturbance, predominantly by dog-walking, of the species which led to the designation of the sites and the integrity of the sites themselves. The Thanet Coast and Sandwich Bay SPA and Ramsar Mitigation Strategy was agreed with Natural England in 2012 and is still considered to be effective in preventing or reducing the harmful effects of housing development on the sites.
- 2.16 Given the limited scale of the development proposed by this application, a contribution towards the Councils Thanet Coast and Sandwich Bay SPA and Ramsar Mitigation Strategy will not be required as the costs of administration would negate the benefit of collecting a contribution. However, the development would still be mitigated by the Thanet Coast and Sandwich Bay SPA and Ramsar Mitigation Strategy as the Council will draw on existing resources to fully implement the agreed Strategy.

3. Conclusion

- 3.1 The proposed works would not result in any harm to the visual amenity of the street scene nor result in any harm to the setting of the adjacent listed building. The proposal, with the suggested conditions, would also not result in any unacceptable levels of harm to existing residential amenities or highway safety. Given this, the proposal would comply with paragraphs 130 and 199-202 of the National Planning Policy Framework (2021) and to policy DM1 of the Core Strategy (2010).

g) Recommendation

I PERMISSION BE GRANTED subject to conditions:

- 1) Time limit
- 2) Plans
- 3) Material samples
- 4) No windows in west elevation at ground floor level or within roof slope
- 5) Holiday let conditions
- 6) Details of additional off-street parking provision
- 7) Retention of vegetation/trees/hedges on western boundary

- 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

Andrew Wallace