

- a) **DOV/22/00962 – Erection of single storey side and rear extensions, front porch and two rear dormer windows, one with Juliette balcony/railings; five rooflights, alterations to windows/doors, front first-floor balcony with railings, flue to side elevation, double garage with linked roof, solar panels, front garden wall/gate, 1.8-metre fence/gate, shed, garden room, raised rear platform with railings, 6-metre flagpole, bin storage, steps, patio/hardstanding, extension to vehicle access and driveway (existing porch, single storey rear extension, two dormer windows and two outbuildings to be demolished) - Beachcombers, Cliffe Road, Kingsdown**

Reason for report – Number of contrary views (8).

- b) **Summary of Recommendation**

Grant planning permission subject to conditions

- c) **Planning Policy and Guidance**

Core Strategy Policies (2010) (CS)

CP1/DM1 – Settlement Confines

DM13 – Parking Provision

National Planning Policy Framework (NPPF) (2021)

Paragraphs: 7, 8, 11, 130

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 (Regulation 19) the policies of the draft can be afforded some weight, but this depends on the nature of objections and consistency with the NPPF.

The most relevant Draft Local Plan policies for this application are:

PM1: Achieving High Quality Design

PM2: Quality of Residential Accommodation

The Kent Design Guide (KDG)

The Guide provides criteria and advice on providing well designed development that considers context as part of the evolution of the design.

- d) **Relevant Planning History** – No relevant Planning history.

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

Kent Highways - No objections subject to conditions

Ringwould Parish Council – object. Overdevelopment of the site, close to neighbour boundary and negative impact on adjacent conservation area.

Third Party Representations:

8 objections have been received as summarised below.

- Property is on boundary of Conservation Area and would be incongruous and overbearing
- Concerns regarding size of proposed front wall
- Precedent of overdevelopment in this area
- Wall will block view of property from the street
- Impact on neighbouring property from proposed garage

1 representation received:

- The alterations to design of existing dormer windows is welcomed
- Improvements to the property are a positive contribution to the area

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

The Site

- 1.1 The application site is a detached property set within a large, flat plot of land, located to the northeast of Cliffe Road as shown in Figure 1 below. The property is set within the settlement confines of Kingsdown and adjacent to the Kingsdown Conservation Area. The application site is bounded by 9-12 Jarvist Place to the north and 12 Cliffe Road to the south.



**Figure 1: Site Location Plan**

The Proposal

- 1.2 The application is for the erection of single storey side and rear extensions, front porch, 2 rear dormer windows, one with Juliette balcony/railings, 5 rooflights, alterations to windows/doors, front first floor balcony with railings, flue to side elevation, double garage with linked roof, solar panels, front garden wall/gate, 1.8m fence/gate, shed, garden room, raised rear platform with railings, 6m flagpole, bin storage, steps,

patio/hardstanding, extension to vehicle access and driveway (existing porch, single storey rear extension, 2 dormer windows and 2 outbuildings to be demolished)

- 1.3 Figure 2 shows the existing and proposed block plans, demonstrating the extent of the expansion of the site, including the summerhouse and garage.



**EXISTING BLOCK PLAN**

Scale 1:500 © A3



**Figure 2: Existing and Proposed Elevations**

- 1.4 Figures 3 and 4 shows the existing and proposed front elevation, with Figure 4 including the proposed front boundary wall.



**Figure 3: Existing Front Elevation**



**Figure 4: Proposed Front Elevation**

## **2. Main Issues**

- 2.1 1. Principle
- 2.1 2. Design and visual impact
- 2.1 3. Residential amenity
- 2.1 4. Highway safety and parking

### **Assessment**

#### Principle

- 2.2 The starting point for decision making, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, is the adopted development plan. Decisions should be taken in accordance with the policies in the plan unless material considerations indicate otherwise.
- 2.3 The site lies within the settlement boundaries of Kingsdown. Policy CP1 seeks to direct the location and scale of development in compliance with the settlement hierarchy. Policy DM1 permits development within the settlement boundaries. The development is therefore considered to be acceptable in principle, subject to the consideration of all other material planning considerations.

#### Design and Visual Amenity

- 2.4 Paragraph 130 of the NPPF sets out that 'planning decisions should ensure that developments function well and add quality to the area, not just for the short term but over the lifetime of the development'. The NPPF continues at paragraph 130 (c) setting out that 'planning decisions should ensure that developments are sympathetic to local character, including the surrounding built environment, whilst not preventing or discouraging appropriate innovation or change'.
- 2.5 Cliffe Road is set within the village of Kingsdown, adjacent to the Conservation Area, and benefits from a varied street scene, with each property differing in architectural design and material finish. Each property is set back from the road, with a front garden or parking area set in front of the property. The application property was previously a café/ restaurant and included characteristics of a commercial property, which in turn lead to a cluttered rear elevation with extensions which were of poor design and did not relate to the design of the main dwellinghouse.
- 2.6 The proposals reinstate a domestic character to the building, allowing the property to sit comfortably within the street scene. The material finish will match the existing, with the addition of tile hanging within the gable end on the front and side elevations. The materials are present within the street scene and will not result in a visually dominant addition to Cliffe Road.
- 2.7 The proposed alterations to the property are largely considered to result in a positive contribution to the street scene, with the property currently in a poor state of repair. While the proposals would result in additional massing and bulk to the property, the design of the scheme unifies the site, replacing poor designed additions to the commercial properties.
- 2.8 Concerns have been raised regarding the addition of a 2.1 metre wall to the front of the property. The properties in the immediate area are varied in their boundary treatment and the finish to the front of their properties. Beachcombers stands alone within a large plot, with a finished ground floor level which is higher than adjacent

properties. The wall, when viewed in context of the property would not look out of context and would relate well to reinstating the domestic appearance of the property

- 2.9 The proposals are therefore considered to accord with emerging Policy PM1 of the Draft Dover District Local Plan and the National Planning Policy Framework (2021).

#### Residential Amenity

- 2.10 Section (f) of Paragraph 130 of the NPPF identifies that development should ensure a high standard of amenity for existing and future users of residential dwellings. The application site is adjacent to a number of residential properties as shown on Figure 5. below.



**Figure 5: Site location plan**

- 2.11 The application site has existing windows on the north and east elevations at second floor level. These windows currently allow for some overlooking to the rear gardens of 10, 11 and 12 Jarvist Place. The proposal would include removal of one window on the north elevation, and the enlargement of the two existing windows on the east elevation. It is not considered that the enlargement of the windows would result in any additional loss of privacy to the neighbouring properties.
- 2.12 Due to the generous size of the application site, and the size of the proposed extensions and additions within the garden, such as the summer house and garage, there would be no overbearing impact or overshadowing to neighbouring properties or their private garden space.
- 2.13 Therefore, the proposals would preserve the existing level of residential amenity experienced by neighbouring properties and would be in accordance with Paragraph 130 of the NPPF (2021).

### Highway Safety

- 2.14 The proposals would result in a 5-bedroom dwellinghouse. Policy DM13 sets out that dwellings of this size, in this location should provide 2 independently accessible off-street parking space. As this proposal includes two off road parking spaces, it is considered to accord with Policy DM13 and the National Planning Policy Framework.

### **3. Conclusion**

- 3.1 The application is not considered to conflict with the relevant policies of the current and emerging Development Plan and the National Planning Policy Framework and is acceptable in principle. The proposal would have limited impact upon the character and appearance of the area. The development is not considered to result in unacceptable impacts to the residential amenities of surrounding neighbours. The development is considered to be in accordance with the Local Plan Policies and the NPPF (2021), and it is recommended that planning permission is granted

### **g) Recommendation**

- I. Approve planning permission, subject to the following conditions:
1. Time limit
  2. Approved Plans
  3. Provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans prior to the use of the site commencing.
  4. Use of a bound surface for the first 5 metres of the access from the edge of the highway.
  5. Provision and maintenance of 2 metres x 2 metres pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level, prior to the use of the site commencing.
- 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

Amber Tonkin