

- a) **DOV/23/01228 - Erection of a two-storey side extension, front porch alterations, rear roof dormer, 3 rooflights to front roof slope to facilitate a loft conversion - 18 St Edmunds Road, Deal**

Reason for report – Called in by Councillor Bates on grounds of being overbearing in street scene, reduced light to neighbour and harm to privacy. The number of Contrary Representations also requires the application be referred to Committee.

- b) **Summary of Recommendation**

Planning permission be GRANTED subject to conditions.

- c) **Planning Policy and Guidance**

Core Strategy Policies (2010): CP1, DM1, DM2

Local Plan (2002) Saved policies:

Draft Dover District Local Plan (March 2023) - The Submission Draft Dover District Local Plan is a material planning consideration in the determination of applications. At submission stage the policies of the draft plan can be afforded some weight, dependent on the nature of objections and consistency with the NPPF. The relevant policies are:

SP2 – Planning for Healthy and Inclusive Communities

PM1 – Achieving High Quality Design

H6 (h), (i) and (j) – Residential Extensions

T13 – Parking Provision

National Planning Policy Framework (NPPF) (2023): Paragraphs 7, 8, 11, 135

National Design Guide & National Model Design Code (2021)

Kent SPD and Kent Design Guide Review: Interim Guidance Note 3 - Parking

- d) **Relevant Planning History**

None.

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

Representations can be found in the online planning file; a summary is provided below:

Great Mongeham Parish Council - object due to concerns about parking being restricted/reduced and light being obscured to next door.

KCC – Public Rights of Way – Have no comments on the application.

Third party Representations - Objections:

A total of 6 households raised objections summarised as follows:

- Not in keeping with estate,

- Block views.
- Loss of privacy from dormer and front rooflights.
- Overshadowing, and
- Loss of light
- Loss of parking.
- Mess during the build phase. (Officer comment – This matter is not a material planning consideration)

Third party Representations - Support:

A total of 11 representations of support on the following grounds:

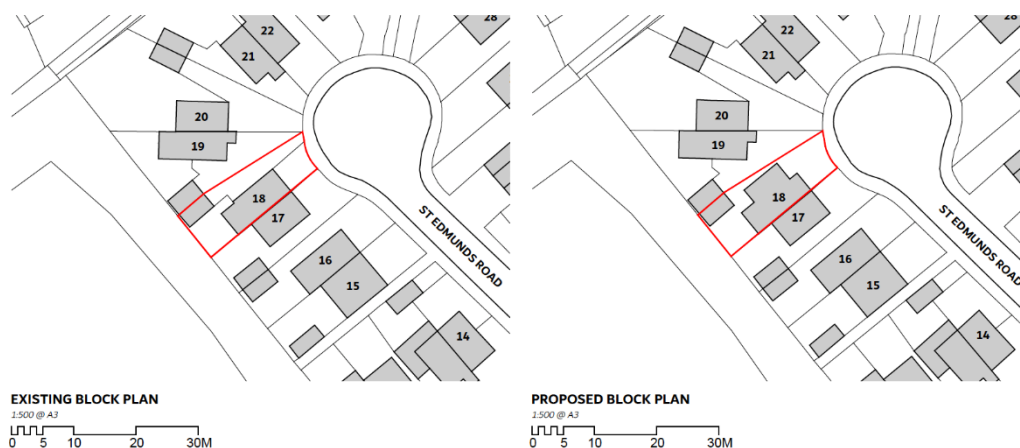
- Family needs should be accommodated.
- Existing house very small
- Considered in keeping with estate,
- Other properties have been changed/extended.

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

- 1.1 The site comprises a two-storey semi-detached brick and tile dwelling with a ridged and gabled roof of probably 1970's vintage. It is set at the end of a cul-de-sac off a circular turning head with the pairs of semis spaced out in a 'squared off' pattern around the turning head. The property benefits from a concreted drive alongside the house with a flat roofed garage to the rear. The application property (Number 18) is the north-western most of the pair of semis with the neighbour to the northwest set back from the roadside and behind the principal elevation of the application property.

Fig. 1 is the existing and proposed Block Plans:

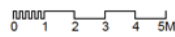
Fig. 2 shows the existing elevations of the 18 St, Edmonds Road





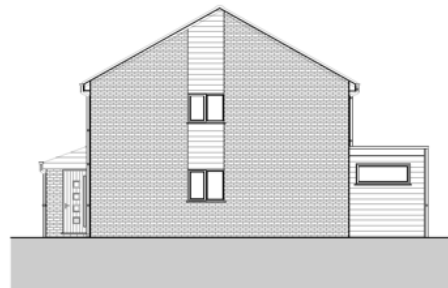
EXISTING FRONT ELEVATION

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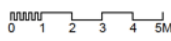
EXISTING REAR ELEVATION

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EXISTING SIDE ELEVATION

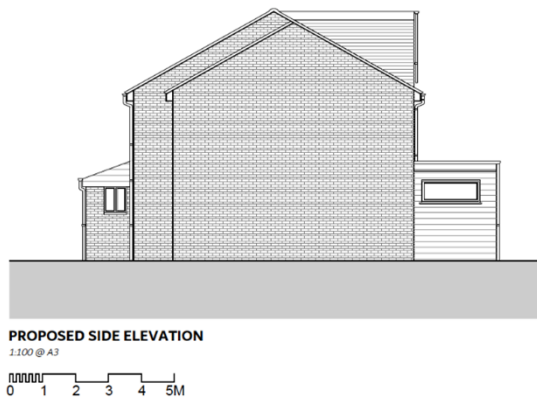
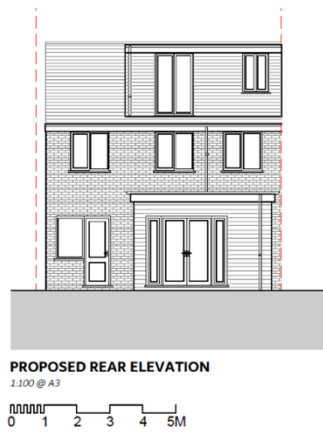
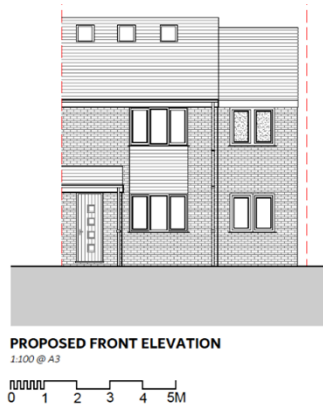
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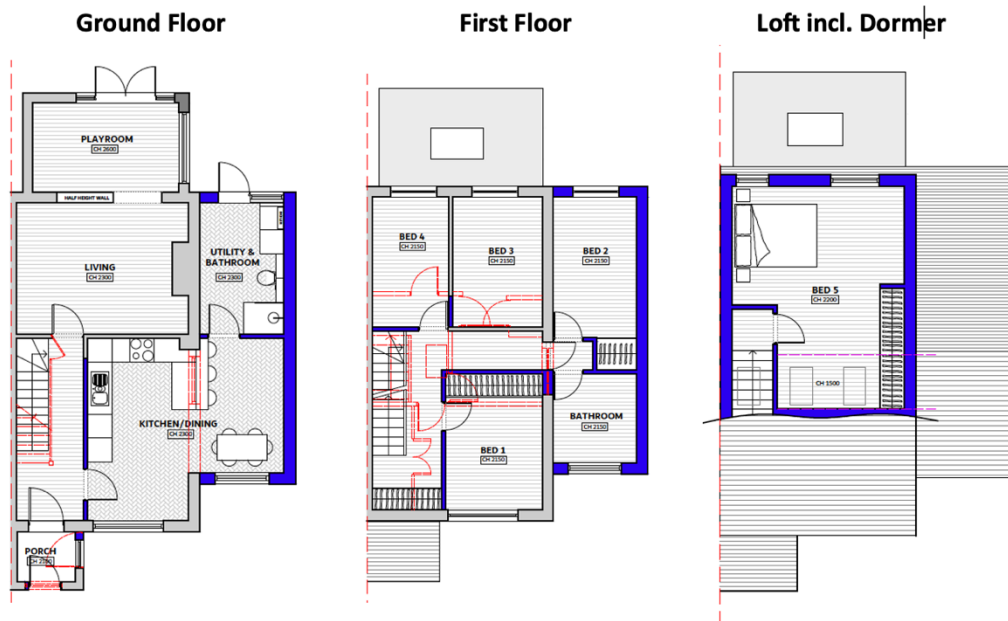
1.2 The proposal comprises several elements as follows:

- Erection of a two-storey side extension, originally proposed to run in line from the front wall of the dwelling, but in revised plans the extension would be set back about 1.4 metres from the principal elevation with a commensurate reduction in ridge height. There would be no windows in the side elevation but back and front windows at ground and first floor level. The side extension would comprise brick and tile to match the host dwelling.
- Construction of a roof dormer to the rear roof slope of the existing dwelling with a pair of full depth windows and a pair of standard side hung windows both facing to the rear. The dormer would be of a flat roof of standard design with grey Cedral cladding to match the existing rear extension.
- Insertion of three high level rooflights on the front roof slope, which in conjunction with the rear dormer, would facilitate a loft conversion.

Figure 3 shows the proposed elevations:



With Fig. 4 showing proposed floor plans thus:



2. Main Issues

2.1 The main issues for consideration are:

- Principle of the development

- Impact on the character and appearance of the area
- Impact on residential amenity
- Impact on parking and highway issues.

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 planning considerations.

Impact on Character and Appearance of the area

- 2.4 The proposed side extension would be articulated behind the principal elevation of the dwelling, which would distinguish the original dwelling from the proposed addition. It follows the form, appearance of and materials used in the host dwelling and would result in a suitable design solution which would have no material adverse impact on the character and appearance of the street scene and area. There would therefore be no harm to visual amenity,

Impact on Residential Amenity

- 2.5 There are several potential impacts on neighbouring amenity considered below:

- Outlook

Members will be aware that it is good practice, where necessary to protect a certain amount of outlook 45 degrees to the left and right of the centre line from any given window of a habitable room. The distance of this outlook will vary on a case-by-case basis. In the case of the neighbour to the northwest (number 19) this house was set back from the turning head, as are the other dwellings facing the turning head, following its circumference, in the original layout design of the estate. The existing windows in the side elevation of the house at no 19 appear to be at? ground floor a secondary window to a kitchen, and at first floor a bathroom, both regarded as non-habitable rooms. However, the result of the original layout of the estate is that the original and existing positioning of the dwelling at number 18 (the application site) already interferes with the applied 45-degree outlook from front windows from no 19 by about 22 degrees. The position of the of the proposed extension, as amended would reduce the outlook from the front windows by about 2 degrees. This small difference is insignificant and would not result in material harm to the occupant's outlook. The windows to the rear of no 19 are unaffected.

- Over and interlooking

There are no proposed windows in the side elevation. The loss of two windows from the side wall of the existing dwelling would result in a marginal benefit to the neighbouring occupant. There would be no loss of residential amenity caused

by the rooflights on the front roof plane as they are shown on the submitted plans as being above eye level internally and are looking towards the public realm. Other proposed windows in the principal (front) elevation also look towards the public realm and other front gardens and are some distance from residents opposite with no material harm to privacy and amenity.

The windows on the rear elevation, and in the proposed dormer, look towards an open field to the rear. Views into adjacent garden would be limited to extreme oblique views only with no material harm to privacy and amenity. In this context it is also relevant that the proposed dormer, in isolation, may not require the benefit of planning permission as it would be classed as permitted householder development.

I therefore consider that the proposals would involve no material harm to adjacent privacy through over or interlooking.

- Massing

Number 19 is set back from the application property and the nearest corner of no 18 at an angle of about 30 degrees from no 19. The proposed side extension would be constructed almost to the boundary of number 19. Clearly, outdoors the physical presence of the building would be experienced in the front garden. It is however set far enough from no 19, i.e., some 5 metres, at an angle from it and would be set back from the original front elevation of the dwelling at no 18, so as not to result in an undue sense of enclosure or massing to the occupants of the neighbouring property which would interfere with the enjoyment of their property. Matters of outlook from living room windows are discussed above.

- Overshadowing

As set out above the property to the northwest at no 19 is set well back from the application site no 18. The relationship and orientation between the properties is such that the proposed two storey extension would only overshadow the side drive of number 19 mid-morning, mostly falling within the existing shadow already cast by no 18, which is orientated to the southeast. There would be no additional overshadowing of the private garden area to the rear of that neighbour's property resulting in no material harm to the resident's use of his private garden area.

Given all of the above it is concluded that there would be no material harm to the residential amenity of the occupant of the dwelling at No.19.

Impact on Parking/Highways

- 2.6 Implementation of the proposal would result in the existing drive and the existing garage being unusable for vehicle parking. There would remain about 7 metres of the existing drive forward of the proposed extension – i.e., sufficient for the parking of a single vehicle. In addition, an area to the side of the existing drive about 6.25 x 3 metres, within the front garden of no 18 has been hard surfaced as a vehicle parking area providing an additional off-road space. The existing house has three bedrooms. The proposal, if permitted, would result in a four-bedroom house. Parking standards for a four-bedroom house in a suburban area requires 2 independently accessed parking spaces i.e., parallel rather than tandem and there is therefore a net benefit over the original tandem driveway arrangement. Subject to the imposition of a condition requiring the retention of

the said parking space, parking standards would be met. There would therefore be no harm to highway safety.

3. Conclusion

- 3.1 The development is of an acceptable design/form, bulk/scale and materials that is sensitive to the host dwelling resulting in 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 2023.
- 3.2 I therefore recommend planning permission be granted subject to conditions.

g) Recommendation

- I PLANNING PERMISSION BE GRANTED, subject to conditions:
- 1) Time limit
 - 2) Approved Plans
 - 3) Retention of parking
- 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

Tony Jarvis