

- a) **DOV/24/00038 – Erection of a second-floor extension with front terrace and balustrade, replacement door/windows and alterations to external finishes - 11A The Marina, Deal**

Reason for report - Number of contrary representations (8)

- b) **Summary of Recommendation**

Planning permission be GRANTED subject to conditions.

- c) **Planning Policy and Guidance**

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

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

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

National Design Guide & National Model Design Code (2021)

- d) **Relevant Planning History**

DOV/11/00058 – Single Story Rear Extension – Granted

DOV/20/00435 – Lawful Development Certificate - Proposed – Single Storey Rear Extension – Granted

DOV/20/01064 – Lawful Development Certificate - Proposed – Single Storey Rear Canopy – Granted

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

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

Deal Town Council – Have no objections.

Third party Representations - Objections:

A total of 8 objections have been received summarized as follows:

- Loss of light and skyline
- Loss of Privacy
- Loss of light on garden
- Out of character
- Overbearing
- Discordant materials

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

- 1.1 The site comprises a 2-storey 1970s detached dwelling. Elevations comprise light green cladding over a rendered ground floor, and brick side walls. It has a shallow pitched (25 degree) ridged, gabled, and tiled roof to an overall height of about 7.75 metres. There is an integral garage one and a half cars wide.
- 1.2 The street scene comprises an eclectic mix of buildings, mainly in residential use, many large late Victorian/Edwardian buildings on the frontage converted to flats. Several buildings in the immediate area have been modernised in a contemporary style taking advantage of the seaside location.
- 1.3 Figure 1 shows the existing South facing side elevation.

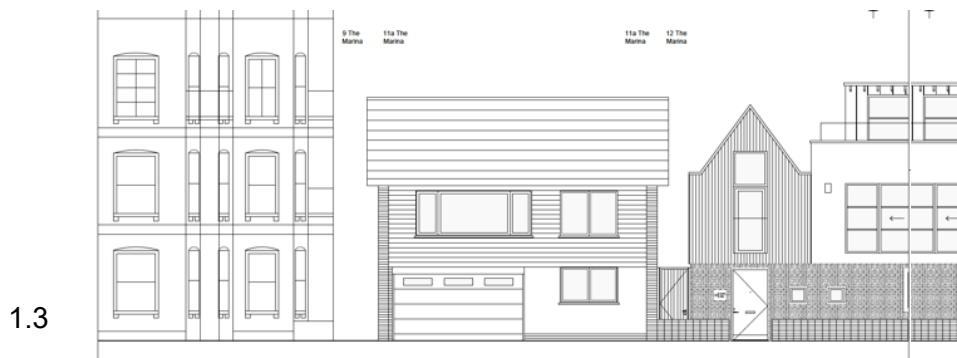


Figure 2 shows the existing North facing side elevation.



- 1.4 Figure 3 shows the existing East facing (Principal) Elevation



- 1.5 Figure 4 shows the rear West facing elevation.



- 1.6 Figure 5 shows the location plan and the 'tightly knit' nature of the immediate area with several residents to the side and backing onto the site.

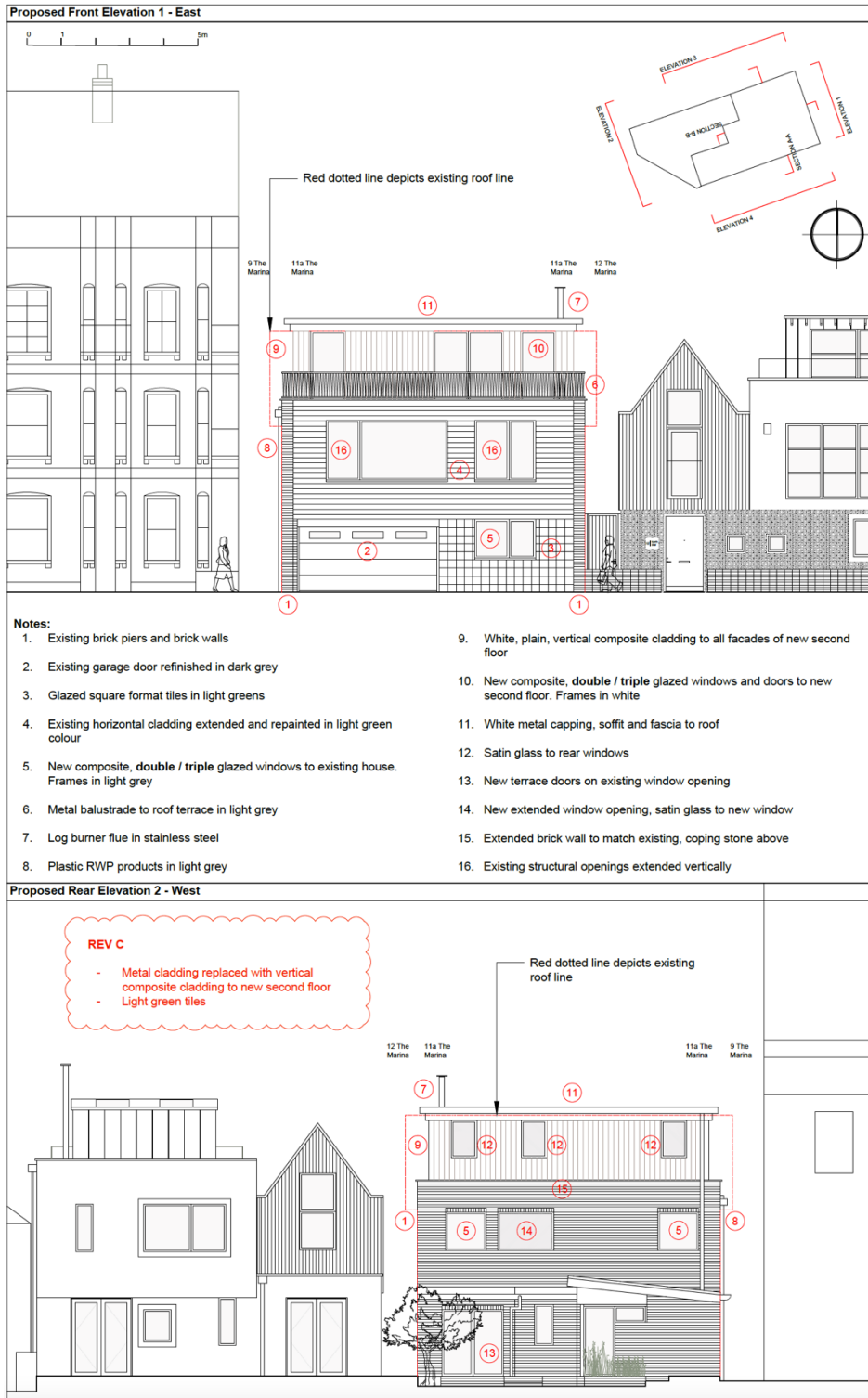


The Proposal

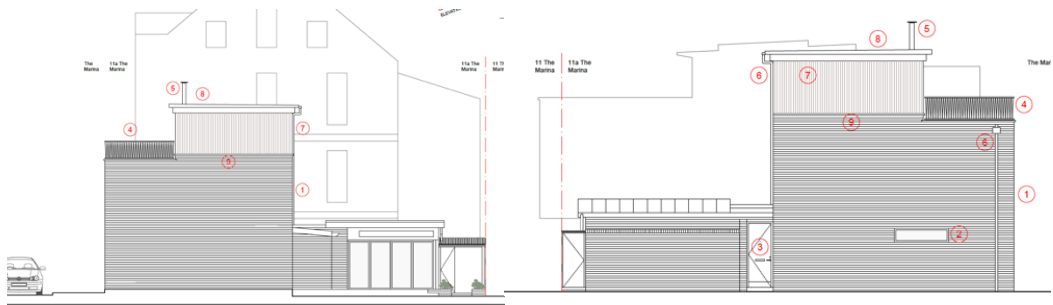
- 1.7 The proposal involves removing the existing pitched roof and replacing with a second-floor flat roofed addition on top of the existing first floor. The proposed second floor comprises residential accommodation (a master bedroom and ensuite) over the rear two-thirds of the area. This residential area would have patio doors and full depth windows on the sea facing elevation giving access to the remaining one third of the roof areas which would comprise an open terrace surrounded by a light grey metal balustrade. There would be no opening in the side facing elevations and all windows in the rear of the proposed second floor extension would have 'satin' finished opaque windows in the interests of residential amenity.
- 1.8 A one-metre-high stainless-steel flue would emerge from the roof at the rear (having been relocated from the front of the proposal)
- 1.9 Of the existing windows at first-floor level in the rear facing elevation, two narrow windows would be combined to give a larger opening, but this too would be fitted with satin finish opaque glass. Another existing window in this level at the rear would remain opaque and the remaining kitchen window in the rear elevation would remain in its current clear state.
- 1.10 Finally in terms of materials and finishes the elevations of the proposed

second floor would be of white vertically aligned composite cladding. Existing first floor cladding would be repainted in light green (similar to existing). The ground floor render would be covered with green glazed tiles and the existing garage door repainted light grey. Windows would be replaced by triple glazed versions with light grey frames with rainwater goods of a similar colour.

1.11 Figure 6 below shows the proposed front and rear elevations:



1.12 Proposed side elevations are shown thus as Figure 7



1.13 Figure 8 comprises a 'visualisation' of the proposed 'end result' which has been supplied by the applicant.



Main Issues

2.1 The main issues for consideration are:

- Principle of the development
- Impact of the development in terms of design and materials on the character and amenity of the area

- Impact on residential amenity
- Parking and Highways

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. Other relevant material planning considerations are as follows.
- 2.3 The site lies within the confines of Deal where Core Strategy Policy DM 1 permits Householder Development subject to other material planning considerations.

Design and Materials

- 2.4 As set out above the street scene comprises an eclectic mix of buildings, mainly in residential use, many large late Victorian/Edwardian buildings on the frontage converted to flats. Several buildings in the immediate area have been modernised in a contemporary style taking advantage of the seaside location with balconies and glazed facades. However, these buildings still retain some elements of traditional form by way of the use of more traditional materials.
- 2.5 In terms of the bulk and form of the structure this is considered to have a balanced and symmetrical appearance and would not be out of character with either the existing dwelling or the street scene. It is of a modern and contemporary design that utilises its location to the full. There are many different materials used in other buildings along The Marina including cladding, render and brick but the predominant colours are white and pale pastel colours appropriate to its seaside location. The white composite cladding for the new second floor follows the flow of similar modern development and is considered appropriate. The second-floor extension would be set back from the front elevation, and from the street scene only the enclosing balustrade would be seen.
- 2.6 The proposed plain green glazed tiles at ground floor level provides a feature of interest to the street scene preferable to the current dull rough render. Overall, the proposal is considered acceptable in the street scene with no harm to the character and amenity of the area.

Residential Amenity Over/Interlooking (Privacy)

- 2.7 Several residents to the rear have raised concerns about overlooking and loss of privacy both 'window to window' and of rear garden areas. All rear windows in the proposed second floor extension (the new element) would be obscure glazed with 'Satin' (Frosted) Glass. This type of glass has the advantage of allowing good levels of light into the building but does not allow visibility outward. The proposed second floor extension would therefore result in no loss of privacy to residents to the rear. In the case of the four existing rear windows in the existing first floor, two narrow windows would be combined in to one large window, which would again have satin glass. One other existing window at this level retains obscure glazing and the remaining window is an existing kitchen window which would retain existing clear glass. Overall, there is therefore a marginal improvement in privacy. In addition, a condition is recommended to ensure the provision and long-term

retention of such obscure glazing on the rear elevation.

- 2.8 None of the new windows are excessively large, and furnished with full knowledge of the obscure glazing, I do not consider there is any potential for the 'perception of overlooking' arising from the proposal. In any case the nearest residents' windows to the rear are about 23 metres distant. Gardens are also some distance away at an oblique angle.

Views and Skyline

- 2.9 Members will be aware that impact of a proposed development on somebody's 'view' is not a material planning consideration, although residents have raised this issue. However, in this context the overall height of the roof has been raised by about 30cms which, from residents to the rear, would have a minimal impact. The width of the second-floor extension is marginally less than the existing pitched roof there being no side overhangs. This will result in some marginal improvement of 'through views' in any event.

Residential Amenity (Loss of Light)

- 2.10 In the case of the resident to the north this house has a second floor with a steeply pitched roof. Their second-floor benefits from a vaulted ceiling with four rooflights as well as having a primary light source on the sea facing glazed elevation. The proposed new first floor would result in some marginal partial overshadowing of one of the four rooflights. In view of other light sources, I do not consider that there would be any material harm to the residential amenity of the occupants of this dwelling.

Residential Amenity (Outlook)

- 2.11 One local resident to the south of the proposed development has raised the potential loss of outlook from a secondary window of their living room although the primary light comes from a large bay window. A site visit revealed that the proposed roof would be visible in the lower half of their side window with no significant loss of outlook, light, or potential overshadowing.

Parking and Highways

- 2.12 The property would remain as a three-bedroom house and there would therefore be no additional parking requirements. The integral garage would be retained although not counted as a parking space. On road parking is available in the area, albeit mainly paid parking. The proposals would have no impact on parking provision or highway issues.

3. Conclusion

- 3.1 The extension and alterations seek to provide expanded and updated accommodation to a family dwelling. The design, form, scale and appearance of the alterations and additions are considered to be acceptable with no harm to visual amenity. The extensions and alterations would not result in any material loss to the residential amenity of the occupants of surrounding properties and no harm to highway safety. The development, accordingly, complies with planning policy and NPPF guidance and criteria and planning permission can therefore be granted, subject to conditions.

g) **Recommendation**

I PLANNING PERMISSION BE GRANTED, subject to conditions:

- 1) Time limit
- 2) Approved Plans
- 3) Obscure glazing to be installed, retained and maintained to the rear.

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