

PLANNING COMMITTEE

APPLICATION NUMBER: CA//19/00625/FUL

SITE LOCATION: 7 Harcourt Drive, Herne Bay, CT6 8DJ

PROPOSAL: Proposed two-storey side extension together with balcony to front and extension to first-floor dormer to rear.

APPLICATION TYPE: FULL APPLICATION

DATE REGISTERED: 03 April 2019

TARGET DATE: 29 May 2019

LISTED BUILDING: NOT LISTED

CONSERVATION AREA: NO

WARD: West Bay

APPLICANT: Mr & Mrs Warren

AGENT: Blackrock Architecture Ltd

CASE OFFICER: Andrew Gambrill

WEB LINK: https://publicaccess.canterbury.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=CANTE_DCAPR_122490

RECOMMENDATION: Grant subject to safeguarding conditions

SITE DESCRIPTION

1. The application site comprises a modestly sized, two-storey dwelling within a relatively large plot. The vicinity of the site is characterised by a mix of two-storey detached houses and bungalows of varying architectural design styles, with a mix of materials present within the streetscene including render, brickwork, cladding and slate. The properties on the east side of Harcourt Drive are all set slightly higher up on a gradient above the road, whilst the dwelling houses on the west side are set lower down as a result of the topography of the area. The western side of the road primarily consists of bungalows, whilst the east side of the road that the application site is located on is predominantly mixed.

2. To the north of the application site there is a two-storey detached dwelling (5 Harcourt Drive), which is located in very close proximity to 7 Harcourt Drive, approximately less than 1m from the common boundary. 9 Harcourt Drive to the south is a detached bungalow located approximately 1m from the common boundary, with 7 Harcourt Drive and approximately 2.8m from the side elevation of the detached garage located between the existing side elevation of 7 and 9 Harcourt Drive. There are no windows within the north side elevation of 9 Harcourt Drive.

RELEVANT PLANNING HISTORY

3. **CA//07/00009:** full planning permission granted in 2007 for a single-storey extension to the side and rear of the dwelling. This has since been implemented in accordance with the approved plans.
4. **CA//18/01995:** full planning permission was refused by the Planning Committee in February 2019 for a two-storey side extension, together with 3 no. dormers and balcony to front on the grounds of overlooking and the bulk and mass of the proposed extension.

PROPOSED DEVELOPMENT

5. Full planning permission is being sought for the erection of a two-storey side extension measuring approximately 6m wide by 8.8m deep, matching the depth of the existing south side elevation of the dwelling. The proposed extension will sit under a hipped roof, with the existing first-floor rear dormer extended to span the width of the proposed extension. The application also proposes a first floor balcony to the front elevation.
6. The revised scheme has removed two dormer windows from the front elevation and two dormer windows and four rooflights from the rear elevation.

CONSULTATION RESPONSES

7. There were no consultees for this application.

REPRESENTATIONS

8. Letters were sent to 11 neighbouring occupiers and nine comments were received, two supporting the application on the grounds that the proposed extension as designed is considered to improve the street and seven objecting to the application on the following grounds:
 - Overbearing impact on neighbours,
 - Overshadowing impact,
 - Overlooking impact/loss of privacy,
 - Impact on the streetscene given the contemporary design and the closure of a street gap
 - Unacceptable bulk and massing,
 - Loss of outlook.

PLANNING POLICY BACKGROUND

Canterbury District Local Plan 2017

DBE3 - Development proposals to be of high quality, to be assessed against specific amenity visual, landscape, accessibility and highways criteria

DBE6 - Alterations and extensions to respect character of the original building, to not result in overshadowing and overlooking and to avoid detriment to the amenity and character of the locality. Particular care to be given to works to heritage sites

T9 - Parking and cycle provision to have regard to identified standards.

ASSESSMENT

9. The application is brought before the Planning Committee due to the number of objections received. The main considerations in the assessment of this application are:

- Character and appearance
- Living conditions
- Parking

Character and appearance

10. Section 12 of the National Planning Policy Framework (NPPF) states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping. Policy DBE3 of the Canterbury District Local Plan 2017 accords with this, requiring new proposals to be of high quality design which responds to the objectives of sustainable development. Policy DBE3 also requires that development should be considered against a range of criteria including its visual impact, the form of the development in terms of the efficient use of land, layout, landscape, density and mix, scale, massing, materials, finish and architectural detail. Policy DBE6 of the Canterbury District Local Plan 2017 states that the City Council will permit alterations and extensions which are compatible with the character of the original building in terms of design, layout, size, bulk, mass, height, choice of materials and position; and which are not detrimental to the character of the locality and streetscape.

11. The proposed two-storey side extension would be built approximately 1m off the common boundary to the south, which is a detached bungalow. The proposed two-storey side extension has been designed with a ridge height to match the existing roof form and is fully-hipped to match the pitch on the other side of the roof to provide a symmetrical finish to the dwelling. It is considered that visual gaps in the street are not a definitive characteristic of Harcourt Drive, which is exemplified by the fact that the two-storey detached properties within the vicinity of the site have all been constructed in very close proximity to one another. As such, it is considered that the proposed two-storey side extension would have an acceptable impact on the character and appearance of the area.

12. In considering the design of the proposal, it would represent a contemporary alteration to the existing dwelling. The property as it stands is not considered to be of particular architectural merit and the modernisation of the property is not considered to be harmful to the character and appearance of the area. The street comprises a mix of houses of varying styles and designs and it is therefore considered that the proposed materials, being smooth white render, anthracite grey windows and doors, slate roofing and the use of cement based cladding as a secondary material, could be suitably accommodated within the area. There are examples of slate roofs and balconies along the street and as such, it is considered these features would not be out of character with the streetscene.

13. The application site is fairly large and as such, the development would sit comfortably on the plot and allow a good-sized private garden to be retained for the current and future occupiers. The proposal would therefore not represent an unacceptable form of overdevelopment.
14. As such, it is considered that the proposal would have an acceptable impact on the character and appearance of the area and is considered to accord with Section 12 of the NPPF and policies DBE3 and DBE6 of the Canterbury District Local Plan 2017.

Living conditions

15. Paragraph 127 of the NPPF states that planning decisions should aim to secure a good standard of amenity for all existing and future occupants of land and buildings. In line with this, policy DBE3 of the Canterbury District Local Plan 2017 states that the Council will consider the privacy and amenity of neighbouring buildings and future occupiers, including potential overshadowing, loss of outlook and loss of sunlight. Generally, development must avoid resulting in unacceptable overshadowing or restriction of light or outlook to the neighbouring properties. It should also be designed such that the privacy of occupiers of neighbouring properties is not unacceptably impacted. Policy DBE6 accords with this.
16. 9 Harcourt Drive located to the south has no windows within its side elevation facing the application site and the proposed two-storey side extension would not extend beyond the rear building line of 9 Harcourt Drive. It is therefore considered that the proposal would have no overbearing or overshadowing impact on that property by virtue of its orientation and location within the application site. With regards to the impact of the proposal upon 5 Harcourt Drive, it is considered that the proposed two-storey side extension is to the south side elevation away from this property and will therefore have no overbearing or overshadowing impact on that property.
17. With regards to the potential for overlooking, it is considered that views to the rear are already attainable from existing first-floor windows and there is a sufficient separation distance of approximately 30m between the rear elevation of 7 Harcourt Drive and 7 and 8 High View Avenue to prevent any unacceptable overlooking opportunities from arising. Given the location of the site within a built-up area, where there is already a degree of overlooking from first-floor rear windows, the proposed extension to the dormer window to the rear would not result in an unacceptable level of overlooking above the existing. There are no windows proposed to the side elevation of the proposed two-storey side extension and so it is considered that this would not offer any unacceptable overlooking opportunities.
18. In terms of outlook, given the topography of the site with its slight incline up to High View Avenue from Harcourt Drive and the separation distances between 7 Harcourt Drive and those properties to the rear, it is not considered that the proposal would result in an unacceptable loss of outlook for neighbouring occupiers.
19. It is therefore considered that no unacceptable loss of light, privacy, sense of enclosure or overbearing impact will result from the proposed development, in accordance with the policies DBE3 and DBE6 of the Canterbury District Local Plan 2017 and the NPPF.

Highway safety and parking

20. Policy T9 of the Canterbury District Local Plan 2017 states that applications should have regard to the parking standards set out in Appendix 4. The proposal would not result in an increase in the number of bedrooms above the existing and as such, the proposed parking

situation to replicate the existing is considered sufficient for the development. The proposal is therefore considered to accord with policy T9 of the Canterbury District Local Plan 2017.

RECOMMENDATION

21. Taking the above into account, it is recommended that planning permission be granted subject to conditions.

DRAFT CONDITIONS FOR DECISION NOTICE

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CONDITIONS:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby approved shall be carried out in accordance with the submitted drawings (received 3rd April 2019):

- **Drawing no. 1251/01 A - Site location plan**
- **Drawing no. 1251/07 G - Proposed roof plan**
- **Drawing no. 1251/05 D - Proposed block plan**
- **Drawing no. 1251/06 G - Proposed elevations 1 of 2**
- **Drawing no. 1251/09 F - Proposed elevations 2 of 2**

REASON: To secure the proper development of the area.

- 3 At the time of development, all new external materials and external finishes to be used in the erection of the development hereby approved shall match those details as submitted with the application.

REASON: In the interests of the visual amenities of the area in accordance with policy DBE3 of the Canterbury District Local Plan 2017.