

PLANNING COMMITTEE

APPLICATION NUMBER: CA//19/00494/FUL

SITE LOCATION: 43 Beverley Road, Canterbury, CT2 7EN

PROPOSAL: Proposed single-storey rear extension together with dormer to rear and 2 no. rooflights to front.

APPLICATION TYPE: FULL APPLICATION

DATE REGISTERED: 18 March 2019

TARGET DATE: 13 May 2019

LISTED BUILDING: NOT LISTED

CONSERVATION AREA: Canterbury - West Station

WARD: St. Stephens

APPLICANT: Mr Cook

AGENT: LT Drawing Services Ltd

CASE OFFICER: Andrew Gambrill

WEB LINK: https://publicaccess.canterbury.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= CANTE_DCAPR_122288

RECOMMENDATION: Grant subject to safeguarding conditions

SITE DESCRIPTION

1. The application site comprises a two-storey mid-terraced dwelling located in Beverley Road, Canterbury. The area is characterised by substantial terraced properties of varied designs and styles, with the area in the vicinity of the site predominantly residential in nature. The dwellings in this part of Beverley Road lie in close proximity to the highway with limited frontage and moderately sized gardens to the rear.

2. The site is located within the Canterbury West Station - Conservation Area. The area is covered by an Article 4 Direction restricting the conversion of properties to HMOs.

RELEVANT PLANNING HISTORY

3. There is no relevant planning history.

PROPOSED DEVELOPMENT

4. Full planning permission is sought for the erection of a single-storey rear extension together with dormer to rear and two rooflights to the front. The application has been amended since the original submission to reduce the size of the dormer, with lead cladding now proposed to the cheeks and roof of the dormer as opposed to cedar cladding. Another amendment to the plans is the removal of a chimney, which is considered to be permitted development.

CONSULTATION RESPONSES

5. **CCC Archaeology:** Raise no objection, commenting that although the site falls within an area of archaeological potential, the proposed works are small-scale and within an area of existing impacts. No significant impact to buried archaeological deposits or features is anticipated and no archaeological mitigation is considered necessary in this case.

REPRESENTATIONS

6. Letters were sent to six neighbouring occupiers and a site notice placed in the vicinity to which a representation was received from the **Canterbury Heritage Design Forum**, who objected to the application on the following grounds:
 - The dormer should be replaced with a rooflight as per previous applications elsewhere,
 - The roof design of the rear extension should be simplified,
 - The loss of the chimney will alter the roofline,
 - The rear extension will impact the living conditions of 41 Beverley Road.

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

HE1 - Proposals which protect, conserve and/or enhance the historic environment will be supported.

HE6 - Development proposals to preserve or enhance the setting of conservation areas.

Supplementary Planning Guidance/Documents

Canterbury Conservation Area Appraisal
Heritage, Archaeology and Conservation SPD

ASSESSMENT

7. The application is brought before the Planning Committee to determine at the request of the Canterbury Heritage Design Forum. The main considerations in the assessment of this application are:
 - Character and appearance
 - Living conditions

Character and appearance

8. Section 12 of the National Planning Policy Framework (NPPF) states that planning decisions 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. This is endorsed by policy DBE3 of the Canterbury District Local Plan 2017, which requires 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 requires extensions to be compatible with the character of the building in terms of design, layout, size, bulk, mass height, choice of materials and position, to create a coherent whole with different parts of the building and to not be detrimental to the amenity and character of the locality and streetscape.
9. In addition, the site is located within the Canterbury - West Station Conservation Area. Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area'. This is endorsed by Section 16 of the NPPF and policies HE1 and HE6 of the Canterbury District Local Plan 2017, which set out that developments should preserve or enhance the historic environment, including the setting of conservation areas. The Council's Heritage, Archaeology and Conservation SPD endorses the above objectives and is referred to in the Canterbury District Local Plan 2017.

10. With regard to the proposed single-storey rear extension, it would extend to the boundary of the site with the shared footpath between 41 and 43 Beverley Road and protrude beyond the rear of the existing outrigger by approximately 1.9m. The proposed single-storey rear extension would have an eaves height of circa 2.4m at the common boundaries to the side, with the ridge of the extension reaching approximately 3.3m at its highest point. Given its limited height and protrusion beyond the rear elevation of the existing outrigger, it is considered that the proposal would read as a subservient addition to the main dwellinghouse.
11. In terms of the design, it is acknowledged that this and particularly the roof form deviates from the traditional character of development within the locality. Nonetheless, the design and choice of materials is considered acceptable at this location, given it would be located to the rear of the property and would not be readily visible from public viewpoints. Whilst glimpsed views of the rear extension may be possible from Mandeville Road to the side, these views would be restricted by boundary treatments, the presence of a single-storey rear extension at 45 Beverley Road and the limited height and depth of the proposed extension. It is considered that this would ensure the proposed extension would have no detrimental impact on the visual amenity of the streetscene and would preserve the character and appearance of the conservation area.
12. With regard to the proposed dormer to the rear, this has been reduced in size since the original submission and the original material choice of cedar cladding has now been altered to lead for the cheeks and roof. The proposed dormer would be set down from the ridge by approximately 600mm and up from the eaves by approximately 1m. Given the use of traditional materials for the dormer, together with its small-scale size, siting and design, it is considered that it would not introduce an unduly prominent or incongruous feature into the rear roof slope. Furthermore, the proposed dormer would sit comfortably within the roof slope and would not have an adverse impact on the balance and proportions of the dwelling.
13. Given the location of the proposed dormer close to the existing two-storey outrigger, it is considered that any views of the dormer would be oblique at most when viewed from public viewpoints along Mandeville Road. As such, it is considered that the proposed dormer would have a neutral impact on the visual amenity of the streetscene and preserve the character and appearance conservation area.
14. The two rooflights proposed would represent small-scale introductions to the front of the dwellinghouse and as such, are considered acceptable. A condition is recommended to be imposed on any grant of permission to ensure that the rooflights installed are of a conservation style, flush with the plane of the roofslope.

15. Given the above, it is considered that the proposed development would represent subordinate additions to the dwelling and preserve the character and appearance of the conservation area in accordance with policies DBE3, DBE6, HE1 and HE6 of the Canterbury District Local Plan 2017 and Sections 12 and 16 of the NPPF.

Living conditions

16. 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. This is echoed by policy DBE3 of the Canterbury District Local Plan 2017, which 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. This is endorsed by policy DBE6 in relation to extensions. Generally, development must avoid resulting in unacceptable overshadowing or restriction of light or outlook to the neighbouring properties. It will also need to be designed such that the privacy of occupiers of neighbouring properties is not unacceptably impacted by, for example, being overlooked by future occupiers of the new development.
17. The proposed rear extension would extend along the mutual boundary with no.41 with a depth of approximately 8.5m. The walkway between 41 Beverley Road and 43 Beverley Road has a width of approximately 1m. Given this 1m separation distance, together with the eaves height of approximately 2.4m and the presence of an existing single-storey extension to the side of 41 Beverley Road, it is considered that this element of the proposal would not have a harmful impact on the amenities of the occupiers of the neighbouring dwelling at 41 Beverley Road.
18. With regard to the impact on the neighbouring dwelling at 45 Beverley Road, this neighbouring dwelling has an extension to its rear which, coupled with the limited depth and eaves height of the proposed extension, would ensure the impact on the amenities of the occupiers of this neighbouring dwelling is minimal.
19. The small-scale size of the proposed dormer to the rear roofslope would not have any unacceptable overbearing or overshadowing impact on the neighbouring occupiers to either side. Although it would introduce windows into the rear roofslope, the side it located in a built-up area where there are existing windows to the first-floor rear elevations. As such, it is considered that this proposal would not introduce any unreasonable overlooking.
20. In light of the above, the proposed development is considered to not have a harmful impact on the living conditions of the occupiers of neighbouring properties, in accordance with the policies DBE3 and DBE6 of the Canterbury District Local Plan 2017 and the NPPF.

Other matters

21. Comments have been received referring to the removal of the chimney, however it is considered that these works could be carried out under permitted development rights.

RECOMMENDATION

22. It is recommended that planning permission be granted for the reasons set out within this report, 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:

- **Drawing no. 04401_MH01 - Site location plan and existing plans (received 18th March 2019)**
- **Drawing no. 04401_MH04 - Existing and proposed block plans (received 10th May 2019)**
- **Drawing no. 04401_MH02 REV C - Proposed elevations (received 10th May 2019)**
- **Drawing no. 04401_MH03 REV G - Proposed floor plans (received 10th May 2019)**

REASON: To secure the proper development of the area.

- 3 The rooflights hereby approved shall be 'conservation style' rooflights, set flush with the roof plane.

REASON: To safeguard the special character and appearance of the area as a Conservation in accordance with policies HE6 and HE8 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework