

PLANNING COMMITTEE – 24 SEPTEMBER 2015

PART 2

Report of the Head of Planning

PART 2

Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO - 15/504083/FULL			
APPLICATION PROPOSAL			
Erection of a single storey rear extension and detached garage to side as amended by drawings RVS-0515-02 Sheets 1 and 2 Revision C received 7 September 2015.			
ADDRESS Potters Corner Dawes Road Dunkirk Kent ME13 9TL			
RECOMMENDATION – GRANT subject to conditions			
REASON FOR REFERRAL TO COMMITTEE			
Parish Council objection			
WARD Boughton & Courtenay	PARISH/TOWN COUNCIL Dunkirk	APPLICANT Mr And Mrs C Reeves AGENT CJS Design Services	
DECISION DUE DATE 27/08/15	PUBLICITY EXPIRY DATE 31/07/15		
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/08/1157	Erection of new bungalow with garage and erection of garage for existing bungalow	Granted	02.04.09

1.0 DESCRIPTION OF SITE

1.01 Potters Corner is a three-bed brick built bungalow set back from the road by approximately 4.0 metres and located within the built up area boundary of Dunkirk. The property was formerly larger with a longer frontage to Dawes Road, but in 2009 planning permission was granted for a new bungalow in part of the garden (and a new garage for the original bungalow) and whilst the development has not been implemented this plot is no longer part of the property, meaning that the property’s frontage to Dawes Road is significantly reduced.

1.02 The remaining property is located on a corner plot with vehicular access at the front facing Dawes Road. The original garage was demolished to provide space for the new bungalow. There is private amenity space to the side and rear of the property. It is currently well screened by dense vegetation that borders the application site.

2.0 PROPOSAL

- 2.01 This application seeks permission for the erection of a single storey rear extension and detached garage to the side of the property.
- 2.02 The rear extension would measure 13 metres in length and 5.8 metres in width. The detached garage would be 4.5 metres wide x 6 metres in length. The external walls for both developments would be constructed of a brick plinth to match the existing brickwork with contrasting weatherboard cladding above.
- 2.03 The proposed extension would provide a sun room and two bedrooms with en-suite bathrooms. Alterations would be made to the existing internal layout by replacing a bedroom with the enlargement of the existing kitchen. The extension would be set back from the side boundary with the neighbouring property by 0.9 metres tapering to 0.5 metres. There would be a high level windows to the side facing the boundary fence and one glazed door.
- 2.04 Two off-road parking space would be provided in front of the garage. The proposed garage would measure 6m X 4.5m ,finished off with a 4.6m high ridged roof .This would be set back from the side boundary by 0.3 metres.

3.0 PLANNING CONSTRAINTS

None

4.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
 National Planning Practice Guidance (NPPG)
 Development Plan: Saved policies E1 (General Development Criteria) E19 (Design Criteria) E24 (Extensions & Alterations) of the Swale Borough Local Plan 2008.
 Supplementary Planning Documents: Supplementary Planning Guidance entitled “Designing an Extension – A Guide for Householders”

5.0 LOCAL REPRESENTATIONS

None

6.0 CONSULTATIONS

- 6.01 Dunkirk Parish Council objects to the application stating “The Council feel it is over development for the site which is a relatively small plot. There will be insufficient parking for what will become a 4 bedroom house. The plot is on a corner and there is no additional on street parking nearby.”

- 6.02 Kent Highways Services confirmed that the proposal did not meet the criteria to warrant involvement in accordance with the current consultation protocol arrangements.

7.0 BACKGROUND PAPERS AND PLANS

- 7.01 Application papers and drawings referring to application reference 15/504083/FULL

8.0 APPRAISAL

Principle of Development

- 8.01 The main considerations in the determination of this planning application are the impact of the proposed extension on the design of the existing building, and the visual appearance of the area.

Visual Impact

- 8.02 The proposed extension would occupy an area less than half the width of the rear elevation of the property, projecting 13 metres and would be obscured from public view by dense vegetation. The proposed pitched roof would complement the character of the existing building and in my opinion, this proposal has been well designed to minimise the visual impact. The new garage would provide covered car parking space to the front leaving further parking space between it and the highway. This space would measure 5.7m deep by 5m wide. Normally two individually accessible parking spaces as well as any enclosed garage should be provided for new 4 bedroom dwellings in a village location (see IGN3 from KCC) and whilst usually each parking space should be 2.5m wide, between walls it is recommended by Kent Highway Services that this width should be enlarged to 2.7m. Here the area in front of the garage is bounded on both sides by solid means of enclosure but it is not wide enough for two spaces each of 2.7m. Nevertheless, taking into account the fact that the property will enjoy a generous garage, the lack of any on-street parking potential due the narrow width of Dawes Road, I do not consider that the proposal would be likely lead to parking problems in the area and is therefore considered acceptable.

Residential Amenity

- 8.03 The property is located on a corner plot and as such, the neighbouring bungalow in Staplestreet would be most affected by the proposal. The large single story extension which would have a depth of 13 m would not have a significantly harmful impact on adjoining dwellings due to its distance and orientation from the neighbouring properties. Although the proposed extension would be just 0.9 metres from the side boundary, this neighbouring bungalow is over 11 m away and concealed by dense vegetation. Therefore, I do not consider there to be any overlooking or overshadowing issues.

9.0 CONCLUSION

9.01 This application for the erection of a single storey rear extension and detached garage to the side of the property is considered acceptable and I therefore recommend that permission be granted.

10.0 RECOMMENDATION – GRANT Subject to the following conditions:

CONDITIONS

(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which permission is granted.

Reasons: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(2) The brickwork and roofing materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those on the existing building in terms of type, colour and texture.

Reasons: In the interests of visual amenity

(3) The garage hereby approved and the area to the front of the garage shall be kept available for the parking of vehicles and no permanent development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 or not, shall be carried out on the land or in such a position as to preclude vehicular access thereto.

Reasons: Development without adequate provision for the parking or garaging of cars is likely to lead to car parking inconvenient to other road users and detrimental to amenity.

Council's approach to the application

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The application was acceptable as submitted and no further assistance was required

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.