

PLANNING COMMITTEE – 30 MARCH 2017

PART 3

Report of the Head of Planning

PART 3

Applications for which **REFUSAL** is recommended

3.1 REFERENCE NO - 16/508250/FULL		
APPLICATION PROPOSAL Erection of a front and rear dormer to form two rooms, including a store room and bathroom, and alterations to the fenestration.		
ADDRESS Penult Imperial Avenue Minster-on-sea Kent ME12 2HG		
RECOMMENDATION - REFUSE		
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL The proposed front and rear dormer windows would represent a poor quality design by virtue of the flat roof design; the depth and prominence of the dormers arising from the shallow pitch of the existing roof line; and the excessive size of the rear dormer. It is considered that this would be seriously detrimental to the appearance of the dwelling and the visual amenities of the surrounding area.		
REASON FOR REFERRAL TO COMMITTEE Parish Council support the application		
WARD Minster Cliffs	PARISH/TOWN Minster-On-Sea	COUNCIL APPLICANT Mr & Mrs A Erving AGENT CK Designs
DECISION DUE DATE 26/01/17	PUBLICITY EXPIRY DATE 09/01/17	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites): NONE		

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 Penult is a semi-detached bungalow located on the east side of Imperial Avenue, which is an unmade road within the built up area of Minster. The property is constructed of brick, with a shallow pitched roof, and an attached garage to the side which projects forward of the front elevation.
- 1.02 The road is characterised by varied styles of properties, although the dwellings immediately to the south of the application site are bungalows of a similar height and roof form. The last property on the road immediately to the north of the site is a two storey detached dwelling.

2.0 PROPOSAL

- 2.01 This application seeks planning permission for the erection of front and rear dormer windows to facilitate a loft conversion. The front dormer would measure approximately 2.3m wide x 1.4m tall x 4.5m deep. The proposed rear dormer would measure roughly 4.8m wide x 2.3m tall (the full height of the roof) x 4.5m deep. Both would have flat roofs. The dormer to the rear would be cut into the roof space to provide a balcony area within the roof area, and a glazed privacy screen is proposed to the side of the balcony to prevent overlooking of neighbouring properties.
- 2.02 The resultant roof space would contain a fourth bedroom bathroom (with balcony leading off it), study, and a small storage room.

3.0 PLANNING CONSTRAINTS

- 3.01 No designations or specific restrictions affect the area.

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.01 The National Planning Policy Framework (NPPF) and The National Planning Practice Guidance (NPPG): The NPPF and NPPG are relevant in that they encourage good design and seek to minimise serious amenity concerns.
- 4.02 Development Plan: Saved policies E1, E19 and E24 of the adopted Swale Borough Council Local Plan 2008, and Policies CP4, DM14 and DM16 of the emerging Swale Borough Council Local Plan Bearings Fruits 2031 are relevant in that they relate to general development criteria, require good design and state that developments should not cause unacceptable harm to amenities.
- 4.03 Supplementary Planning Documents: The Council's adopted Supplementary Planning Guidance entitled "Designing an Extension" is also relevant, and remains a material consideration having been through a formal review and adoption process. It is specifically referred to in the supporting text to saved policy E24 of the adopted Swale Borough Local Plan 2008 and to policy DM16 of the emerging plan. As such it should be afforded significant weight in the decision making process.

5.0 LOCAL REPRESENTATIONS

- 5.01 No representations received

6.0 CONSULTATIONS

- 6.01 Minster Parish Council support the application "*subject to adequate parking being in place for a five-bedroom property.*"

7.0 APPRAISAL

Principle of Development

- 7.01 The site is situated within the defined built up area boundary of Minster in which the principle of extending a property is acceptable subject to other relevant policy considerations and local amenity impacts.

Visual Impact

- 7.02 The road contains a mix of dwellings of varying sizes and designs (as is common in Minster), including dwellings with front dormers which are predominantly situated at the southern end of the road. Paragraph 5.4 of the Council's SPG entitled 'Designing an Extension – A Guide for Householders' states that dormers can have a serious impact on the street and should therefore be in proportion to the roof, preferably with pitched roofs to match the dwelling.
- 7.03 In this instance the roof of the existing property is very shallow and as a result the proposed dormer windows would be substantial in depth and very prominent on the roof slope. Whilst the front dormer is relatively narrow when viewed on the front elevation, it is substantial in depth on the side elevations as a result of trying to gain the necessary internal head height. This depth emphasises the form of the dormer, which is in itself contrary to the advice of the SPG and in my opinion harmful to the character of the dwelling and the wider street scene. The rear dormer would cover a very substantial amount of the roof slope (almost the entire of it, in fact), and its scale and form are exacerbated by the design, which cuts into the roof and provides a balcony. This alters the character of the property entirely from a relatively modest bungalow with a shallow roof to a large, blocky structure with a substantial area of flat roof. Unfortunately, due to the shallow pitch of the existing roof, the dormer need to be this scale to get any accommodation in the loft space.
- 7.04 In my opinion, for the reasons above, the dormers would represent a visually prominent and wholly unsympathetic addition to the existing property with a consequently unacceptable impact upon the form and appearance of the existing dwelling, and the wider street scene.

Residential Amenity

- 7.05 The proposed front dormer would not impact significantly on neighbouring properties in Imperial Drive. Whilst it is elevated and visible from these properties I am of the opinion that given the distance involved it would not cause overlooking issues.
- 7.06 The proposed rear dormer includes glazed doors and a balcony which could give rise to overlooking of neighbouring properties. The scheme has been amended to move the balcony away from the common boundary with the attached bungalow at High Winds (to the south), and in terms of overlooking I consider this to be acceptable. However the glazed screen necessary to afford privacy to High Winds does add to the overall bulk of the dormer, which has been considered unacceptable in the section above. Any overlooking from upper floor glazed doors would be similar to conventional two storey semi detached dwellings, and I do not consider this in itself to be unacceptable.
- 7.07 The dwelling to the north extends beyond the rear building line of Penult and I do not consider that any harmful impacts would occur to this property.
- 7.08 Overall I consider the impact on residential amenity to be acceptable.

8.0 CONCLUSION

- 8.01 The scale, flat-roofed design, and overall bulk of the proposed dormer windows would result in a poor form of design that would be harmful to the character and appearance of the property and the wider street scene. I therefore recommend that planning permission should be refused.

9.0 RECOMMENDATION – REFUSE for the following reasons:

- (1) The proposed dormer windows, by virtue of the bulk, scale, and flat-roofed design, would be significant and prominent features on the property in a manner harmful to its character and appearance, and to the character and appearance of the wider street scene. The proposal is therefore contrary to saved policies E1, E19 and E24 of the Swale Borough Local Plan 2008, policies DM14 and DM16 of the emerging Swale Borough Local Plan “Bearing Fruits 2031 (Proposed Main Modifications June 2016)”, and to the advice of the Council’s adopted Supplementary Planning Guidance entitled “Designing an Extension - A Guide for Householders.”

The Council’s approach to this 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:

- o Offering pre-application advice.
- o Where possible, suggesting solutions to secure a successful outcome.
- o As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The applicant was advised of minor changes required to make the proposal acceptable so that permission could be granted. Such changes were not forthcoming, however, and the application was presented to planning committee where the applicant / agent were afforded opportunity to speak.

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.