

REFERENCE NO - 17/503660/FULL		
APPLICATION PROPOSAL Erection of a two storey side extension.		
ADDRESS 27 Sharfleet Crescent, Iwade, Sittingbourne, Kent, ME9 8UJ.		
RECOMMENDATION Grant		
SUMMARY OF REASONS FOR RECOMMENDATION Proposed extension would sit comfortably within the street scene without giving rise to any serious loss of amenity or parking concerns.		
REASON FOR REFERRAL TO COMMITTEE Parish Council objection.		
WARD Bobbing, Iwade And Lower Halstow	PARISH/TOWN COUNCIL Iwade	APPLICANT Mr Nick Link AGENT PDL Architecture
DECISION DUE DATE 06/09/17	PUBLICITY EXPIRY DATE 15/08/17	

1.0 DESCRIPTION OF SITE

- 1.01 The application site is an end-of-terrace house situated on a modern estate in Iwade. The building forms part of a curved terrace and thus has a slightly curved frontage, with the front door raised slightly above road level. The property has a detached side garage set towards the rear of the plot, a generous parking area to the front and side, and a rear garden.
- 1.02 The layout of the estate is quite tight at this point, and the flank wall of no.20 sits hard against the rear boundary. No.20 has recently erected a large side dormer window under PD rights.
- 1.03 An area of public open space lies to the side on the site.

2.0 PROPOSAL

- 2.01 This application seeks planning permission to erect a two-storey side extension. This would measure approximately 3m wide at the front and 4.5m wide at the rear (due to the curve of the property) x 6.6m deep x 7.2m high to the ridge (300mm below the existing ridge).
- 2.02 The extension would have a parking area at ground floor level and retain vehicle access to the garage. At first floor it will provide two additional bedrooms.

3.0 SUMMARY INFORMATION

	Proposed
Approximate Ridge Height (m)	7.2m
Approximate Eaves Height (m)	4.6m
Approximate Depth (m)	6.6m
Approximate Width (m)	3m-4.5m
No. of Storeys	2
Parking Spaces	2 (+1 on drive)

4.0 PLANNING CONSTRAINTS

4.01 The site lies within an area of potential archaeological importance.

5.0 POLICY AND OTHER CONSIDERATIONS

5.01 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) encourage small-scale development subject to design and amenity considerations.

5.02 Policies CP4 (good design), DM7 (parking), DM14 (general criteria), and DM16 (extensions and alterations) of the adopted SBLP2017 are relevant.

5.03 Council's adopted SPG "Designing an Extension" is also relevant.

6.0 LOCAL REPRESENTATIONS

6.01 None received.

7.0 CONSULTATIONS

7.01 Iwade Parish Council objects, commenting:

"There is insufficient provision for parking and concern over access to the garage.

Change to the street scene.

Development appears to be up to the boundary."

7.02 The County Archaeological Officer confirms no archaeological works are necessary.

8.0 BACKGROUND PAPERS AND PLANS

8.01 The application is accompanied by all necessary drawings.

9.0 APPRAISAL

9.01 The site lies within the built up area of Iwade where the principle of extension is acceptable. The scale and design of the extension are acceptable in my opinion, and I consider that the development would not be an incongruous addition to the already mixed street scene within this part of the estate.

9.02 I note the Parish Council objects because the extension comes up to the common boundary, but this borders on to an area of public open space and its position would not give rise to any serious amenity impacts in this regard, or affect the use of the children's play equipment further away to the south east, in my opinion. Simply being close to the common boundary is not a justifiable reason for refusal.

9.03 The extension would be set approximately 8m from the flank elevation of no.20, to the rear. That property does feature a flat-roofed side dormer (erected under Permitted Development (PD) rights) with three windows facing the rear of no.27. These windows are obscure-glazed (a requirement of the PD regulations) and set a storey higher than those proposed under the current application, however, and I therefore do

not consider that there will be such serious mutual overlooking as to justify a refusal of permission here.

- 9.04 I note the Parish Council's objections in regards to parking, and also note that the property will have four bedrooms as a result of the development. However condition (5) below will secure retention of the garage, the proposed undercroft parking space, and the frontage parking, meaning the property would have 3 spaces and thus be in accordance with current adopted Kent Parking Standards. Furthermore the road layout here is quite tight and discourages on-street parking to a certain extent. I therefore have no serious concerns in regards parking or highway amenity.

10.0 CONCLUSION

- 10.01 In my opinion the proposed extension is of an appropriate scale and design, and would not give rise to any serious amenity concerns. Parking is provided in accordance with current adopted Kent Vehicle Parking Standards. I therefore recommend that planning permission should be granted.

11.0 RECOMMENDATION – GRANT Subject to the following 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 the permission is granted.

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

- (2) No development shall take place other than in accordance with drawing no. 1594-GA-100.

Reason: For the avoidance of doubt.

- (3) The 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.

Reason: In the interests of visual amenity.

- (4) No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:

Monday to Friday 0730 – 1900 hours, Saturdays 0730 – 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

- (5) The garage and parking spaces shown on the approved drawing shall be kept available for such use at all times and no permanent development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on the land so shown (other than the erection of a private garage or garages) or in such a position as to preclude vehicular access thereto; such land and access thereto shall be provided prior to the occupation of the dwelling(s) hereby permitted.

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

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:

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.