

2.2 REFERENCE NO - 17/505728/FULL			
APPLICATION PROPOSAL Erection of a rear single storey extension and rear first floor extension. (Resubmission of 17/503602/FULL)			
ADDRESS 45 Lynmouth Drive Minster-on-sea Sheerness Kent ME12 2HT			
RECOMMENDATION - Approve			
SUMMARY OF REASONS FOR RECOMMENDATION The site lies within the built area boundary and accords with the relevant policies of the Swale Borough Local Plan Bearing Fruits 2031 (adopted July 2017).			
REASON FOR REFERRAL TO COMMITTEE Parish Council objection			
WARD Minster Cliffs	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Mrs C Randall AGENT Oakwell Design Ltd	
DECISION DUE DATE 27/12/17	PUBLICITY EXPIRY DATE 01/12/17		
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
17/503602	Rear single storey extension and rear first floor extension	WITHDRAWN	12.10.17

1.0 DESCRIPTION OF SITE

- 1.01 45 Lynmouth Drive is a detached building situated within the built up area boundary of Minster.
- 1.02 The site is set within quite large grounds to rear. The street scene is primarily residential although the dwellings are of varying designs and sizes.
- 1.03 The property was originally a private dwelling but has recently been converted to a House in Multiple Occupation (HMO).

2.0 PROPOSAL

- 2.01 This application proposes a rear single storey extension measuring 2.05m in depth to extend the sun room, together with a rear first floor extension to provide an extra bedroom with en-suite facilities. This will be the same depth as the existing ground floor.

3.0 PLANNING CONSTRAINTS

None

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.01 Bearing Fruits 2031: The Swale Borough Local Plan 2017: Policies DM7, DM14 and DM16

5.0 LOCAL REPRESENTATIONS

- 5.01 One letter from a neighbour states; *‘note that the balconies, has been removed from the plans, this was our only objection to the original plans, but the high windows are still in the plans, but at sometime in the future this could be changed to doors leading to the flat roof, that could be use for a balcony, this would cause us some concern, could the owners of the property need any permission to carry out such an event.’*
- 5.02 A second letter states *‘I have seen the changes to the above property plan and with my untrained eye, it looks to me the only difference is, there is no balcony. The only thing that worries me is, would it be possible and legal to add a balcony in the future? As that was the objection in the first place.’*
- 5.03 A third letter states *‘I have no objection to the re-submitted plans – provided they meet fully with the proposed development i.e. there are no alterations to the high level glazing to the rear gable and that at no time with the flat roof area outside of the bathroom, becomes a balcony area.’*

6.0 CONSULTATIONS

- 6.01 Minster-on-Sea Parish Council raises objection, commenting as follows:

Minster on Sea PC’s objection dated 9th October [to a previously withdrawn application] stands. Except for the removal of the balconies, the remainder of the issues have yet to be resolved. The Parish Council also asks that consideration to be given to neighbours’ comments to ensure that their concerns are taken it to consideration when determining the application.

The Parish Council previously raised objection on the following basis:

“[This is a commercial enterprise in a clearly residential area. There will be overlooking and loss of privacy issues for what is clearly a House of Multiple Occupation (HMO). The issue of parking will also need to be closely examined. Approval will be detrimental to the residential amenities of neighbours.] The revisions do not address these concerns. A HMO presents as totally out of character in this area and should not be permitted in this part of Minster-on-Sea.”

7.0 BACKGROUND PAPERS AND PLANS

- 7.01 All plans and documents relating to 17/505728/FULL and 17/503602/FULL

8.0 APPRAISAL

- 8.01 The main considerations in the determination of this planning application concern the impact of the rear single storey extension and the first floor extension on the visual amenities of the building and the surrounding area, and the impact on residential amenity.

Principle of Development

- 8.02 The application site is within the built up area boundary where the principle of extensions and alterations are acceptable subject to proposals meeting the Councils Policies.
- 8.03 Policy DM16 of the Local Plan specifies that development should be of appropriate design and quality which responds positively to the style and character of the building being extended. Development should be appropriately scaled in relation to the building and its surroundings, and protect residential amenity.

Visual Impact

- 8.04 The extensions are on the rear elevation of the dwelling so would not harm the character and appearance of the existing dwelling or the wider streetscene.

Residential Amenity

- 8.05 The proposed single storey rear extension is shown to project from the rear of the property by 2.05m. The depth of the first floor extension is 5.9m. However this part of the house does not have an immediate neighbouring dwelling next to it – it is located next to the end of gardens that back onto the application site. As such, I do not consider a projection beyond the guidance would necessarily be unacceptable.
- 8.06 The property to the rear of the site, 'Woodstock' is in excess of 21 metres from the proposed extension, and I do not consider there would be an unacceptable impact on this neighbour's amenity due to the distance involved.
- 8.07 The dwelling at 156 Scarborough Drive would face towards the side of the proposed first floor extension, with an intervening distance of around 10 metres. Whilst this would result in a greater mass of built form facing this property, it would comply with the 25° BRE light guidelines. I also note that the eaves and ridge of the first floor extension would be lower than the main house, and that the roof would pitch away from No 156. On this basis, I consider the impact on this property to be acceptable.
- 8.08 With regards overlooking, if the gable windows and the rooflights on the roof slopes of the first floor extension are obscure glazed and fixed shut, as shown on the submitted drawings, there is unlikely to be a significant degree of overlooking. These windows are proposed to serve a bedroom, and I would normally consider such an arrangement to be detrimental to the amenities of the occupiers of this dwelling. I am though mindful that the room is also served by a window looking out over the flat roof extension. I am therefore satisfied that the bedroom does have an adequate outlook..

Highways

- 8.08 There are approximately three car parking spaces to the front of the dwelling which accords with adopted Kent Council Highways and Transportation standards for a dwelling with 4+ bedrooms. There would be no resulting harm to highway safety and convenience.

Other Matters

- 8.09 The Parish Council raised concern on the withdrawn application 17/503602/FULL regarding the application site being a House in Multiple Occupation (HMO) and has raised the same concerns for this application. The agent/applicant has confirmed

that it is a small HMO. This is a permitted change of use and is not a material consideration here.

9.0 CONCLUSION

9.01 This application for a rear single storey extension and rear first floor extension to provide a bedroom with en-suite is considered acceptable and I therefore recommend that planning 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 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) The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved drawing nos: PL01, PL04, PL05 and PL06.

Reasons: For the avoidance of doubt and in the interests of proper planning.

(3) The materials used in the extensions shall match exactly in type, colour and texture those of the existing property unless otherwise agreed, in writing, by the Local Planning Authority.

Grounds: In the interests of visual amenity.

(4) The southeast facing gable windows and the rooflights in the first floor elevation to the extension shall be obscure glazed and incapable of being opened unless they are a minimum of 1.7m above the finished floor level. They shall be maintained as such and notwithstanding the provisions of Classes A, B or C of Part 1 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 no windows, roof windows or dormer windows shall be inserted or enlarged in the first floor of the extension hereby approved.

Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of neighbouring occupiers.

(5) The flat roof area identified on the plan shall not be used at any time as a terrace or balcony.

Reason: To safeguard the privacy of neighbouring occupiers.

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:

- 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 application was acceptable after amended drawings were submitted and no further assistance was given.

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.

