

PLANNING COMMITTEE – 1 MARCH 2018

PART 2

Report of the Head of Planning

PART 2

Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO - 18/500046/FULL			
APPLICATION PROPOSAL Remove existing pitched roof. Form new first floor level with new pitched roof.			
ADDRESS Summerwind Augustine Road Minster-on-sea Sheerness Kent ME12 2NB			
RECOMMENDATION - Approve subject to conditions			
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL The proposal is acceptable in principle and would not be significantly harmful to residential or visual amenity.			
REASON FOR REFERRAL TO COMMITTEE Parish Council objection			
WARD Minster Cliffs	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Mr Adam Wilson AGENT Deva Design	
DECISION DUE DATE 05/03/18	PUBLICITY EXPIRY DATE 02/02/18		
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/79/0977	ERECTION OF A BUNGALOW	APPROVED	26/09/1979

1.0 DESCRIPTION OF SITE

- 1.01 Summerwind is a detached bungalow located within the built up area boundary of Minster. It has a large section of hardstanding to the front and south east side of the property with an integrated garage. It has a grassed front garden and a large amenity space to the rear.
- 1.02 The property is located on Augustine Road which is characterised by a mix of dwellings of various scales and designs. There are two storey dwellings to the north west and the south east of the proposed development that extend to a height similar to the proposed extension.

2.0 PROPOSAL

- 2.01 This application seeks planning permission for the erection of a new first floor level with a pitched roof. This extension would create a two storey property with a total height of 7.35m.
- 2.02 The plans originally showed a balcony together with a bedroom served by a single flank window. The new drawings show the removal of the balcony in its entirety and the floor plan rearranged such that the flank windows now proposed are secondary windows to bedrooms or serve non habitable rooms. The drawings also show the conversion of the integral garage into a family room. This does not though require planning permission.
- 2.03 The proposed first floor extension will provide three new bedrooms, increasing the number from two to four (an existing ground floor bedroom would become an office).
- 2.04 The proposed materials include roof slates of a dark grey with Cedral flank cladding for the first floor and matching white UPVC windows.

3.0 PLANNING CONSTRAINTS

- 3.01 None relevant

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.01 The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).
- 4.02 Development Plan: Policies CP4, DM14 and DM16 of “Bearing Fruits 2031: The Swale Borough Local Plan 2017”.
- 4.03 The Council’s adopted Supplementary Planning Guidance (SPG) entitled “Designing an Extension – A Guide for Householders”.

5.0 LOCAL REPRESENTATIONS

- 5.01 Four letters and emails of objection were received from neighbours. Their contents are summarised as follows:
- Noise levels from the balcony
 - Overlooking from the balcony
 - Loss of privacy
 - Loss of sunlight to side windows
 - Extension does not reflect the character and appearance of the existing building
 - Building line not in keeping with surrounding area
 - Cladding fascias and a balcony on the side elevation are not in keeping with surrounding properties
 - Concerns over increased noise and traffic
 - Obscured view of the sea

6.0 CONSULTATIONS

6.01 Minster-on-Sea Parish Council objects to the proposal, commenting as follows:

“Noting that insufficient information has been provided to make a fully informed decision, the Parish Council has no option but to object on the following grounds:

(i) The impact on the street scene will be adversely compromised if the roof line is not sympathetic. (ii) Parking provision for the five-bedroom property requires 3 spaces. Due to the lack of information, it is unclear whether parking provision is adequate. There are also concerns about the impact on the amenities neighbouring residents might reasonably be expected to enjoy.”

7.0 BACKGROUND PAPERS AND PLANS

7.01 Application papers for application 17/506378/FULL.

8.0 APPRAISAL

Principle of Development

8.01 The application is within the built up area boundary where the principle of development is acceptable subject to other considerations. In this instance the impact on the visual and neighbouring amenities must be considered.

Visual Impact

8.02 The addition of a first floor to a bungalow will have a significant influence on the street scene and potentially harm the visual amenities of the area. I do however, in this instance note that the properties surrounding Summerwind are all two storey and therefore, visually I do not believe that the addition of a first floor will be significantly harmful to the street scene, in fact I believe it will be more in keeping with designs observed along this section of Augustine Road.

8.03 Additionally due to the position of the property being set back 8m from the highway there will in my view be limited impact on the street scene with regards to overbearing.

8.04 I note concerns over the design of materials on the proposed extension but consider these acceptable for purpose and believe that the variation in design of other properties visible in the immediate area dictates an allowance for flexibility with regards to materials and design and therefore, although the proposed extension does not match the existing red brick, I consider it acceptable

8.05 The Council’s SPG suggests a separation of two metres on the side boundary for two storey extensions in order to prevent a terracing effect. In this case, this distance would be exceeded and therefore the extension falls in line with policy

Residential Amenity

8.06 The potential impact of the development on the immediate neighbouring properties must be carefully considered. In this case, four of the neighbouring dwellings have objected to the proposal for various reasons. Some concerns raised are the issue of overlooking/loss of privacy and loss of light due to the proposed first floor extension and associated balcony.

- 8.07 In relation to loss of privacy and overlooking, during the course of the application, revised drawings have been received which show the balcony omitted from plans and also the deletion of windows in the flank walls of the development that could harm the privacy of neighbours. All windows that remain on the first floor flanks serve non habitable rooms or are secondary windows serving bedrooms, and as such can be conditioned to be obscure glazed and high opening. In my view, the amended plans improve the scheme and do not allow neighbouring amenities to be significantly harmed.
- 8.08 On the issue of loss of light, Thorncroft, is to the north east of the site and there will be some loss of light due to the first floor addition. However, I do not consider this to warrant the refusal of the application. The proposed development would be 6 metres from this dwelling, which is sufficient to negate any significant harm. The proposed development lies further from Chaucer House to the south east – in excess of 7 metres. I do not envisage harm to the amenities of the occupiers of this dwelling by virtue of overshadowing or loss of outlook.
- 8.09 The rear facing windows are all considered acceptable as there is over a 21m distance to the nearest property to the rear so there will be no additional harms with regards to overlooking or loss of privacy.

Parking

- 8.10 The addition of another storey sees the addition of 2 new bedrooms to make the property a 4 bedroom house. With regards to parking provision I note that there is a large section of hardstanding to the south east side of the property which can comfortably accommodate the provision of 2 cars as required in guidance from the Kent Vehicle Parking Standards for 4 bedroom and above dwellings. Therefore I do not believe that this development will increase the amount of on street parking and consider this aspect of the application acceptable.

9.0 CONCLUSION

- 9.01 To conclude, the scale of the proposed works will have some impact on neighbouring residents and the street scene. However, I do not consider the proposal unacceptable for the reasons set out above. I therefore recommend approval.

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) No other windows, doors, voids or other opening shall be inserted, placed or formed at any time in the flank walls of the development hereby permitted.

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

- (3) Before the development hereby permitted is first used, the first floor flank windows in the south west and north east elevations shall be obscure glazed and these windows shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above inside floor level and shall subsequently be maintained as such.

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

- (4) The materials to be used on the external surfaces of the extension hereby permitted shall be in accordance with the details specified on the application form.

Reason: For the avoidance of doubt and in the interest of visual amenity.

- (5) The development hereby approved shall be carried out in accordance with the drawings DC/3291 and DC/3301.

Reason: For clarity and in the interests of proper planning.

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 applicant/agent was advised of minor changes required to the application and these were agreed.

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.



ITEM 2.1 18/500046/FULL - Summerwind, Augustine Road, Minster-on-Sea, Sheerness ME12 2NB
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