

2.3 REFERENCE NO - 17/506614/FULL		
APPLICATION PROPOSAL Demolition of existing garage and conservatory. Erection of two storey rear extension, alterations to fenestration with insertion of roof light and widening of vehicle crossover.		
ADDRESS 30 Preston Lane Faversham Kent ME13 8LG		
RECOMMENDATION - Grant		
REASON FOR REFERRAL TO COMMITTEE Town Council object to the widening of the vehicle crossover		
WARD Watling	PARISH/TOWN COUNCIL Faversham Town	APPLICANT Miss Shelley Chantler AGENT Wyndham Jordan Architects
DECISION DUE DATE 02/03/18	PUBLICITY EXPIRY DATE 09/02/18	

1.0 DESCRIPTION OF SITE

- 1.01 30 Preston Lane is a detached property located amongst similar properties within the Faversham conservation area. There is off road parking accessed by an existing dropped kerb for one car and private amenity space to the rear.

2.0 PROPOSAL

- 2.01 The application seeks planning permission for the removal of the existing ground floor extension and detached garage, and the construction of a two storey rear extension projecting 3.5m in matching materials. The application suggests replacement of existing upvc doors with timber and the upvc and aluminium windows with timber casements.
- 2.02 It is also proposed to extend the existing dropped kerb so it is in line with the driveway, and remove the brick detailing to the front paved garden to provide additional hard standing so all this area can all be used for parking.

3.0 PLANNING CONSTRAINTS

Conservation Area Faversham

4.0 POLICY AND OTHER CONSIDERATIONS**The National Planning Policy Framework (NPPF):**

- 4.01 Paragraph 11 states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.02 At paragraph 56 it states the Government attaches great importance to the design of the built environments. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

4.03 Swale Borough Local Plan Bearing Fruits 2031 policies:

CP4 (Design)
 DM7 (Vehicle parking)
 DM14 (General development criteria)
 DM16 (Alterations and extensions)
 DM33 (Conservation areas)

4.04 Supplementary Planning Guidance (SPG):

‘Conservation Areas’ and ‘Designing an Extension – A Householders Guide’

5.0 LOCAL REPRESENTATIONS

5.01 Adjoining neighbours were consulted on the application by post and a site notice was placed on 9th January 2018. No local representations were received.

6.0 CONSULTATIONS

6.01 Faversham Town Council have responded as follows:

- 1) *“No objection to erection of two storey rear extension*
- 2) *Object to widening of vehicle crossover”.*

6.02 I have contacted the Clerk of Faversham Town Council on both 2nd March and 13th March to try and get an understanding of what exactly the Town Council was objecting to, as there is already a vehicle crossover is already there and the application does not involve the removal of any part of the front boundary wall, it is merely to extended to match the width of the existing driveway. I received a response on 14th March saying that it had unfortunately been overlooked and missed off the agenda.

7.0 BACKGROUND PAPERS AND PLANS

7.01 All plans and documents relating to 17/506614/FULL.

8.0 APPRAISAL

8.01 The site is located within the built confines of Faversham where extensions and alterations are generally acceptable, subject to them being of a high standard of design, sitting comfortably within the street scene and not giving rise to any serious amenity concerns in accordance with the policies within the Local Plan.

8.02 The two storey rear extension would project 3.5m from the rear of the original property on the boundary to no. 28 and leaving a gap of 2m to the boundary of no. 32. The neighbour at no. 28 has a two storey flat roof extension and the extension to no. 30 would project 2m further than this. No. 28 also has a detached garage located on the boundary. There are no windows proposed to the property on the western elevation and I am therefore of the opinion that no overlooking to no. 28 would be created by the construction of the two storey rear extension. In relation to any possible overbearing affect to no. 32 (a property that has not undergone any first floor extensions) the architect has provided a drawing showing that an acceptable outlook from the bedroom window here is still available. I note that the guidance for first floor extensions within the Supplementary Planning Guidance is 1.8m; however it states that larger extensions can be allowed on detached properties and for the other reasons listed above, I find that the extension proposed is acceptable in this instance.

- 8.03 The aim of policy DM33 of the Local Plan is for proposals to preserve or enhance the conservation area. The replacement of the existing upvc and aluminium windows and doors with timber doors and timber casement windows will be an enhancement to the property and conservation area as a whole, and I welcome this.
- 8.04 The property currently has off road parking for one car to the front of the property accessed by a sloping driveway and an existing vehicle crossover. The crossover does not currently extend to the full width of the existing driveway which makes it awkward for ingress and egress to the site. It is proposed to widen this by 2,1m to the same width as the existing driveway and to replace the small front garden area laid with flagstone to permeable paving, and then use the entire frontage as a parking area. The property is not covered by an Article 4 Direction and no soft landscaping or any part of the front wall will be removed as part of the application. I am of the opinion that the proposal would preserve the appearance and character of the conservation area.

9.0 CONCLUSION

- 9.01 The proposal complies with Local Plan policies and Supplementary Planning Guidance in that it protects residential amenity and preserves or enhances the character and appearance of the conservation area.

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 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.

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 considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

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.

