
PLANNING WORKING GROUP

MINUTES of the Meeting held at 31 Galena Close, Sittingbourne ME10 5LB on Monday, 11 July 2016 from 10.00am - 10.10am.

PRESENT: Councillors Mike Baldock, Bobbin, Richard Darby, Mike Dendor, James Hall, James Hunt, Ken Ingleton, Nigel Kay, Samuel Koffie-Williams, Bryan Mulhern (Chairman) and Ghlin Whelan.

OFFICERS PRESENT: Rob Bailey and Philippa Davies.

APOLOGIES: Councillors Cameron Beart, Roger Clark, Mike Henderson and Prescott.

779 **DECLARATIONS OF INTEREST**

No interests were declared.

780 **2.1 16/503079/FULL 31 GALENA CLOSE, SITTINGBOURNE ME10 5LB**

The Chairman welcomed the applicant, the applicant's agent and a representative from Bobbing Parish Council to the meeting.

The Area Planning Officer introduced the application which was for the removal of the main roof and construction of a dual-pitched roof to convert the loft into a habitable room and to extend the existing garage roof over the front door, and a first floor extension. The Area Planning Officer reported that the proposal would alter the height and design of the existing roof to a dual pitch at 45 degrees, and the ridge height would be increased by 1.7 metres, to a height of 9.3 metres. An open porch would be constructed at the front, together with a first floor extension which would sit flush with the existing front wall of the house. There would be two velux rooflights and one dormer window with a pitched roof at the front. To the rear, there would be two pitched roof dormer windows.

The Area Planning Officer reported that two letters of objection had been received from local residents, and Bobbing Parish Council had objected to the application. The comments were outlined in the report. The Area Planning Officer stated that the proposal was in proportion, with appropriate scale and design, and he considered the alterations to be acceptable. It would still appear as a two-storey dwelling. He explained that the street was a mix of dwelling types and the alterations had an acceptable impact, it was not out of keeping with the surrounding area and did not harm visual amenity. In response to local concerns that the application would cause overlooking and loss of privacy, the Area Planning Officer explained that the distance between the properties was in excess of the normal distance required. He noted that the garage at No.33 helped to screen the views from the dormer windows, and stated that the application would not significantly increase any overlooking that was currently experienced. The Area Planning Officer advised that the two car parking spaces at the property were in line with the

Kent County Council Highways and Transportation standards, for a dwelling with five bedrooms.

The Applicant considered the views from the dormer windows to the rear, being further in from the line of the building, resulted in minimal privacy issues.

The representative from Bobbing Parish Council spoke in objection to the application and raised concern with overlooking and privacy issues due to the proposed height.

The Ward Member raised concern with the height of the proposed alterations.

The Applicant advised that he might change the extent of the alterations to the front of the property. The Area Planning Officer advised that this would require amended drawings.

Members toured the site and adjoining properties with the officer.

Chairman

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All Minutes are draft until agreed at the next meeting of the Committee/Panel