

<b>2.3 REFERENCE NO - 18/502345/FULL</b>		
<b>APPLICATION PROPOSAL</b> Erection of a single storey rear extension and garden shed, including some internal alterations.		
<b>ADDRESS</b> 42 Lammas Gate Faversham Kent ME13 7ND		
<b>RECOMMENDATION - GRANT</b> subject to conditions		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Town Council objection		
<b>WARD</b> Abbey	<b>PARISH/TOWN COUNCIL</b> Faversham Town	<b>APPLICANT</b> Ms Joanna Wood <b>AGENT</b> Affinis Design
<b>DECISION DUE DATE</b> 25/07/18	<b>PUBLICITY EXPIRY DATE</b> 15/06/18	

**1.0 DESCRIPTION OF SITE**

- 1.01 42 Lammas Gate is a modern but traditionally designed two storey mid terraced dwelling fronting Abbey Street. The site lies within the designated Faversham conservation area and within the built up area of Faversham. It is also subject to an Article 4(2) Direction dated May 2007 which was issued in order to prevent piecemeal degradation of the streetscape of the town via incremental Permitted Development changes and, ideally, to raise the standard of appearance of properties when changes are being made.
- 1.02 The property is located within the northern part of Abbey Street which predominately features Victorian terraced and semi-detached dwellings. The part of the Lammas Gate development that faces Abbey Street features a large central three storey building with the entrance driveway into the site passing through it and is flanked on both sides by three two storey terraced dwellings. 42 Lammas Gate is the middle house on the northern wing and has a red brick ground floor and white weatherboard to the upper floor.
- 1.03 The proposals require planning permission by virtue of a condition attached to the permission for the Lammas Gate development removing future Permitted Development rights.
- 1.04 Each of the adjoin properties already has as single storey rear extension in fully glazed conservatory style, although both project further from the respective rear elevation than does the current proposal.. At number 41 this was approved in 2008. At number 43 the conservatory was approved in 2000.

**2.0 PROPOSAL**

- 2.01 This application is seeking permission to construct a single storey extension to the rear of the property. Also proposed is a small new en-suite window at first floor to the front elevation, two rooflights to the rear roof slope, and a small garden room (summerhouse) at the end of the garden. The rear extension part of the application was the subject of formal pre-application advice.
- 2.02 The single storey rear extension at 5.3m wide would extend across almost the full width of the northwest facing rear elevation of 5.5m It would measure 1.9m in depth

and 3.6m in overall height (2.3m to eaves height) and be constructed of matching brickwork with a clay tiled lean-to roof featuring three roof lights. The doors would be double glazed aluminium/timber composite. The extension will provide additional space to the living/dining area.

- 2.03 The new first floor window proposed to the front elevation will match that of the adjoining properties. It was shown in the original plans for the development but omitted when the property was constructed.
- 2.04 The two roof lights proposed to the rear facing roof slope of the main house will provide light and ventilation to the loft storage space.
- 2.05 The proposed summerhouse will be located at the far end of the garden, abutting the garage court boundary. It will measure 4.8m wide, 2.4m deep with an overall height of 3.2m. The west face of the summerhouse will replace the boundary fence facing a communal parking court, and will provide for pedestrian access to the garden from the garage court. It will be finished in weatherboarding with timber windows, timber stable door and a hipped pitch roof (with five small roof lights) with cedar shingle roof finish. This will be used as a garden room with a worktop/storage area.
- 2.06 The application is supported by a Design and Access Statement and a Heritage Asset Assessment which go into some detail about the proposals, their context and their evolution, and benefits to the applicant.

### **3.0 PLANNING CONSTRAINTS**

Potential Archaeological Importance

Article 4 Faversham Conservation Area

### **4.0 POLICY AND OTHER CONSIDERATIONS**

- 4.01 Bearing Fruits 2031: The Swale Borough Local Plan 2017: Policies CP8, DM14, DM16 and DM33
- 4.02 Supplementary Planning Guidance (spg) entitled “Designing an Extension – A Guide for Householders” and “Conservation Areas”. The Council’s SPG on extensions and alterations explains that a maximum projection of 3.0m will be normally be permitted for single storey rear extensions close to the neighbours’ common boundary.

### **5.0 LOCAL REPRESENTATIONS**

- 5.01 The two neighbours on either side at numbers 41 and 43 Lammas gate have submitted objections, one suggesting that the extension is set at least two feet away from the common boundary and its height is lowered by seven or eight courses of brick. Neighbours from number 41 have sent a photograph of the view taken from their conservatory and a photograph with an impression of how the extension will look from their conservatory. The comments are summarised below:
- When we built our conservatory the current applicant was concerned about its size so we had a low roof and set it in three feet from the boundary
  - A brick built extension will butt right up to our common boundary, with its height in line with the second floor window sills, and will be overpowering
  - Other extension here are glazed conservatories

- The proposed extension will be imposing and will reduce light into my glass conservatory
- The garden shed is rather like a large summer house and its height is well above the fence line at the bottom of the garden
- The existing large robina tree in the garden of 42 Lammas Gate already blocks sunlight into my garden from 3.00pm. A large, tall outbuilding and the tree will make the situation worse
- We hope our neighbour will show the same consideration as we did to her

## 6.0 CONSULTATIONS

- 6.01 Faversham Town Council recommends revising the size and height of the proposed rear extension. Their comments are as follows:

*'Recommendation: No Objection:*

*Conditions:*

*1) That the external wall to the extension does not butt up to the boundaries of 41 and 43 Lammas Gate, but leaves a three foot gap.*

*2) That the top of the extension roof is lowered to below at least 8 courses of brick from the 2<sup>nd</sup> floor window sills.'*

- 6.02 The agent has responded to the Town Council's suggestions to say that it is a very small extension being proposed which will have very little impact on the neighbours. The extension has been designed to be in-keeping with the architecture of the existing building. However, if the roofing was changed from plain tiles to cedar shingles or slates the height of the roof could be lowered by some 5 courses. The overall width could be reduced by 600mm, giving an extra 300mm (one foot) in distance from the boundary at each end.
- 6.03 I have not asked for the application to be formally amended as in my view at only 1.9m in depth compared to the maximum of 3m that the Council normally advises, the rear extension falls well within normally acceptable criteria as published in the Council's published guidance. Nor do I feel that a reduction in roof pitch and the use of slates would match the architecture of the building. The application is being put to Members for determination as originally submitted.

## 7.0 BACKGROUND PAPERS AND PLANS

- 7.01 All plans and supporting documents relating to 18/502345/FULL

## 8.0 APPRAISAL

- 8.01 The main issues to be considered in this application are the impact of the proposed extension, rooflights, summerhouse and new window on the character and appearance of the building, the impact on the character and appearance of the conservation area and the impact on the residential amenity of neighbouring properties.
- 8.02 The proposed extension located to the rear of the property would only be visible from neighbours' gardens and the garage court to north-west of the site. This area to the rear is hidden from the view of the street and in my opinion, the extension would not have a detrimental impact upon the character of the street scene and visual amenities of the area. The rooflights to the rear roofslope will not be visible from the street. The

proposed summerhouse, located at the end of the garden will form part of the boundary fence and provide a walk through to the garage court. In my view, the scale of the summerhouse is acceptable and will not adversely affect the character of the street scene or the visual amenities of the area. The new en-suite window to the front of the property will be over the entrance door, in the same position as similar windows are on both neighbouring properties, and view is that it will not result in any harm to the character and appearance of the street scene.

8.03 A key consideration in this case is whether the proposal meets the aims and objectives of the Article 4(2) Direction and policy DM33 of Bearing Fruits 2031: SBLP 2017 in preventing development that fails to preserve or enhance the special character and appearance of the conservation area. The site is located in a less prominent position than the central part of Lammas Gate and both adjoining properties within this terrace have conservatories to the rear. The proposed rear extension will be constructed in brickwork to match that of the existing building with a lean to tiled roof. I consider that the design of the new structure is very acceptable and will not negatively impact on the character and appearance of the conservation area. The new en-suite window to the front of the property will be of the same design as both neighbouring properties and as such is unlikely to result in any harm to the character and appearance of the conservation area. The rear rooflights on this modern building will not have significant impact on the character of the conservation area. The summerhouse with a cedar shingle clad roof, weatherboarding and timber windows and door is sensitively designed and would fit in with its surroundings.

8.04 I note local concern in regards to the scale and height of the rear extension, and suggestions that it should be made narrower with a lower roof. However, I do not consider that the proposed rear extension as proposed would in fact give rise to any serious overshadowing or loss of sunlight to adjoining properties. The extension will project just 1.9m beyond the rear elevation of the property which is significantly less than the 3.0m maximum stated in the Council's SPG. If the applicant did seek to address the neighbours' concerns by reducing the height of the extension this would have required a change to the roofing materials and in my view, result in a poorer design. Nor do I see any need for the Council to insist in the extension being set away from the boundary on each side. This will leave small unusable areas either side, and as the extension is only 1.9m deep and both neighbours already have extensions, I see no significant harm to their amenity arising from the extension as proposed.

8.10 With regards to the summerhouse, I do not consider that it will have a significantly detrimental impact on the amenities of the adjoining neighbouring properties. The building is single storey with a low pitched roof and I do not consider there to be any overshadowing issues. It does have a window on the south side, however this faces the side boundary fence at the far end of the garden and will be barely visible above the height of the fence or the vegetation meaning that overlooking will not be significant..

## **9.0 CONCLUSION**

9.01 Having taken into account the views of the Town Council and immediate neighbours I consider that the proposals will not adversely affect the special character of the conservation area, or significantly harm the amenities of neighbours, nor is there any need to see the changes to the extension that have been suggested. I consider that the proposals as submitted are acceptable in terms of its impact upon the building, the conservation area and on the residential amenity of neighbours. I therefore recommend that planning permission is granted subject to the imposition of appropriate planning conditions..

**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 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 facing bricks and roofing tiles 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 interest of conserving the character of the conservation area

- (3) The joinery to be used in the construction of the new en-suite window hereby permitted shall match that on the existing building in terms of frame dimensions, style and finish.

Reason: In the interest of conserving the character of the conservation area

- (4) The development hereby approved shall be carried out in accordance with the following approved drawings:

1706/32B; 1706/41 and 1706/42

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

- (5) The weatherboarding to be used in the construction of the summerhouse hereby approved shall be featheredged weatherboarding.

Reason: In the interest of conserving the character of the conservation area

**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:

- 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.

