

<b>2.3 14/500647</b>		<b>Faversham</b>
<b>APPLICATION PROPOSAL</b>		
Outline with some reserved matters - Access, Appearance and Landscaping - Proposed new dwelling as amended by new site plan received on 15 <sup>th</sup> September 2014.		
<b>ADDRESS</b> Land Adjacent To 13 Athelstan Road Faversham Kent ME13 8QL		
<b>RECOMMENDATION – OUTLINE PLANNING PERMISSION GRANTED SUBJECT TO</b> : Conditions and further representations (closing date 6 October 2014)		
<b>REASON FOR REFERRAL TO COMMITTEE:</b>		
Town Council objection		
<b>WARD</b> Watling	<b>PARISH/TOWN</b> Faversham	<b>COUNCIL</b>
		<b>APPLICANT</b> Mr Andy Seal <b>AGENT</b>
<b>DECISION DUE DATE</b> - 18/08/14		

## MAIN REPORT

### 1.0 DESCRIPTION OF SITE

This 6m wide by 41m deep site is located adjacent to 13 Athelstan Road Faversham and the area to be developed is currently part of one large plot comprising 13 Athelstan Road, a two storey end of terrace property and its associated curtilage. This includes a large rear garden, a detached garage building and an area of hardstanding to the side of the house and garage.

There is established vegetation to the rear of the site and to the east side fencing and a sporadic but established tree line separates it from a pair of relatively modern semi detached dwellings. The site lies on higher land to that of the properties to the east.

The area is residential in character predominantly with rows of two storey terraced properties within Athelstan Road and in the surrounding streets, except to the east towards Forbes Road where a single pair of semi detached houses and a bungalow lie.

### 2.0 PROPOSAL

This is an outline application which also seeks approval for the layout and scale of the proposed new dwelling to be constructed on this site.

The layout of the proposed house is that it would be located on the eastern boundary of the plot. The dwelling has been brought forward from its original position 12m back from the pavement and would now be sited back 6m from the pavement, to enable the provision of a parking space within the site. This change means that the

new dwelling would follow the building line of the newly built properties to the east, nos. 9 and 11 Athelstan Road

The scale of the new dwelling itself is to be 16m in length and 5m in width, and to a maximum height, to the roof ridge, of 5m. In other words the dwelling would be of a single storey form. The appearance, access and landscaping of the property are reserved for future determination

The proposal involves the division of the existing plot to separate 13 Athelstan Road and a parking area from the new dwelling.

### **3.0 POLICY AND OTHER CONSIDERATIONS**

The National Planning Policy Framework (NPPF) Development Plan: Swale Borough Local Plan 2008: policies SH1, E1, H2 and T3 are of most significance.

### **4.0 LOCAL REPRESENTATIONS**

One response from the immediate neighbours to the east comments they were unable to work out from the plans what the final height of the proposed dwelling would be, though they understood it would be longer and wider than the existing garage building and could potentially overshadow their property. Their perception is that due to sloping ground levels a two storey property would lead to a lack of privacy and they would be overlooked through their side facing windows, and they are unclear as to whether the boundary fence, to their property to the east, would remain.

I am re-consulting the immediate neighbours regarding the re-positioning of the dwelling and will report further at the meeting

### **5.0 CONSULTATIONS**

Faversham Town Council recommended refusal of the application stating *“Because of the design of the adjacent property it is not possible for any new development to follow the existing building line in the street. Setting the proposed new building back on the site will have an adverse effect on the street scene.”*

This objection was made before the location of the house was amended, and I consider that this overcomes the Town Council’s original objection.

Kent Highway Services acknowledge the nature of the application and that access is a reserved matter, which will be assessed at a later date. However, they have commented that given the location of the development, close to the town centre and its amenities (including the railway station), and the existence of on-street parking controls, a provision of 1 space per property would be considered acceptable under current parking standards.

### **6.0 APPRAISAL**

This is an outline application with matters of appearance, access and landscaping reserved. Here, just the layout and the scale of the proposed new dwelling are to be assessed.

### **Principle of Development**

The site is located within the built up area boundary for Faversham and as such in line with National and Local Policy the principle of a new dwelling on this site is acceptable in terms of policy H2 of the Local Plan.

### **Layout**

The layout is to be assessed and following the comments from Faversham Town Council and Kent Highway Services the building has been brought forward to match the building line of no 11 and 9 Athelstan Road to the east. This not only relates better to the streetscene but this also enables the provision of 1 off road parking space and will still provide for a large garden to the rear.

### **Scale**

The scale of the dwelling is shown to be 16m in length, 5m in width and to a maximum eaves height of 2.5m with a ridge height of 5m. I note the comments from the neighbour to the east and whilst the proposed dwelling would be larger in size than the existing garage building it will not be two storey and as such even despite the change in land levels I do not consider the proposed modest height of the dwelling would unacceptably adversely impact upon them.

### **Other Matters**

I note the concerns of the neighbour, however, the drawings available to view with this application make it clear the layout and scale of the proposed dwelling, their concern that the proposal is to be a two storey property and thus create overshadowing and invasion of privacy is unfounded.

Furthermore the final appearance and landscaping of the proposed development would be addressed at the reserved matters stage and during this the impact on the visual and residential amenity of these neighbours in regard to these issues would be considered.

## **7.0 CONCLUSION**

I consider that the principle of a new dwelling here is acceptable and that the scale proposed is also acceptable. The revised plan showing the dwelling located further back within the site not only provides a parking space off the road for the new dwelling but also addresses the concerns of the Town Council by continuing the building line from no's 9 and 11 to the east. To which this new dwelling would relate more to than those continuing up Athelstan Road to the west.

**8.0 RECOMMENDATION – GRANT** Subject to the following conditions:

## **CONDITIONS/GROUNDS**

1. Details relating to the appearance of the proposed building, the access thereto and the landscaping of the site shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Grounds: In pursuance of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Application for approval of reserved matters referred to in Condition (1) above must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission.

Grounds: In pursuance of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

3. The development to which this permission relates must be begun not later than the expiration of five years from the date of the grant of outline planning permission; or two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Grounds: In pursuance of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

4. Prior to the commencement of development hereby approved, details shall be submitted to the Local Planning Authority and approved in writing, which set out what measures have been taken to ensure that the development incorporates sustainable construction techniques such as water conservation and recycling, renewable energy production including the inclusion of solar thermal or solar photo voltaic installations, and energy efficiency. Upon approval, the details shall be incorporated into the development as approved.

Grounds: In the interest of promoting energy efficiency and sustainable development, and in pursuance of policies E1 and U3 of the Swale Borough Local Plan 2008.

5. The details submitted pursuant to condition (1) shall show the provision of parking spaces for the existing dwelling at 13 Athelstan Road and for the new dwelling.

Grounds: Development without provision of adequate accommodation for the parking and turning of vehicles is likely to lead to parking inconvenient to other road users and be detrimental to highway safety and amenity.

6. No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:-

Monday to Friday 0730 – 1900 hours, Saturdays 0730 – 1300 hours unless in association with an emergency or with the prior written approval of the District Planning Authority.

Grounds: In the interests of residential amenity and in pursuance of policy E1 of the Swale Borough Local Plan 2008.

7. The dwelling hereby approved shall not exceed 5m in overall height.

Grounds: In accordance with the terms of the application.

8. The front wall of the dwelling hereby permitted shall be set 6m back from the rear edge of the pavement.

Grounds: In accordance with the amended terms of the application.

**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 the changes required to the application and these were made and 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.