

APPENDIX 2

NOTES FOR TECH:		
APPLICATION PROPOSAL		Ref No 18/501586/REM
Reserved matters of access, appearance, scale, layout and landscaping pursuant to outline permission 16/505663/OUT for erection of 1 detached 2 bedroom bungalow.		
ADDRESS 82 Church Lane Newington Sittingbourne Kent ME9 7JU		
RECOMMENDATION – Application Permitted		
WARD Hartlip, Newington And Upchurch	PARISH/TOWN COUNCIL Newington	APPLICANT Mr K Cooper AGENT T Fleming Homes Ltd
DECISION DUE DATE 04/06/18	PUBLICITY EXPIRY DATE 29/05/18	OFFICER SITE VISIT DATE 17/04/18
RELEVANT PLANNING HISTORY (including relevant history on adjoining site):		
App No	Summary	
16/505653/OUT	Outline application for the erection of 2 no. 3 bedroom semi-detached houses with all matters reserved for future consideration. REFUSED	
16/505663/OUT	Outline application for the erection of 1 detached 2 bedroom bungalow with all matters reserved for future consideration. APPROVED	

DESCRIPTION OF SITE

The application site is situated to the north of the railway bridge in Newington. It forms part of the rear garden of 82 Church Lane and extends to the rear of 80 Church Lane. It is accessed via a private road which leads to a small garage court. The site is flat with typical domestic landscaping in place.

There are two storey modern estate dwellings to the north and north west. To the west is 82 Church Lane, a modest bungalow also owned by the applicant. To the south are the gardens of dwellings fronting on to Church Lane. To the east of the site is a terrace of two storey dwellings known as St Matthews Close.

PROPOSAL

This application seeks approval of reserved matters further to grant of outline permission under reference 16/505663/OUT.

Matters of access, appearance, scale, layout and landscaping have been submitted in relation to the single storey detached bungalow. The property will face onto the garage court, and 2 parking spaces will be provided to the front of the dwelling. The bungalow will have a total floor area of 86.5m², and will be roughly ‘L’ shaped, with a maximum width of 10.42m and maximum length of 10.42m. The bungalow would have a hipped roof with a maximum height of 6.2m and an eaves height of 2.7m. The property would provide 2 bedrooms, an ensuite, a kitchen, living and dining area and a bathroom.

The rear garden at the proposed bungalow would be 8.85m long and the remaining garden for 82 Church Lane would be 11.4m long. Amended plans were submitted including the proposed landscaping details, showing the rear garden will be laid to grass and a field maple will be situated to the rear of the property. An apple tree will be located to the front of the bungalow.

SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Site Area	0.03ha	0.03ha	0

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No. of Storeys	0	1	+1
Parking Spaces	0	2	+2
No. of Residential Units	0	1	+1

PLANNING CONSTRAINTS

None

POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
 National Planning Practice Guidance (NPPG)
 Development Plan: Policies ST1, ST3, CP3, CP4, DM7, DM14 and DM19 of Bearing Fruits 2031: The Swale Borough Local Plan 2017.

The Council’s Supplementary Planning Guidance entitled “Designing an Extension: A Guide for Householders” which was adopted on the 9th December 1992, is relevant and remains a material consideration having been through a formal review and adoption process.

LOCAL REPRESENTATIONS

One letter was received from a neighbour neither supporting nor objecting to the proposal. Their comments are summarised below:

- The driveway/garage areas should be made good after the building work
- 24 hour access to the garages should be provided during the building work
- The owners of the garages are jointly responsible for the cost of maintaining the driveway/garage areas. The owners of the new bungalow (and maybe the existing bungalow) will need to access our land to gain access to their property, how do we ensure that in their deeds they share a responsibility for any maintenance costs?

Newington Parish Council – *“Councillors have considered the application and had no comment to the design but requests Swale Borough Council will take notice of residents’ concerns about the shared driveway and that there be covenant on the building that there is no occupation of the roof space.”*

CONSULTATION RESPONSES

KCC Highways – The development proposal does not meet the criteria to warrant involvement from the Highway Authority.

Southern Water – Cannot discharge condition 4 as the final discharge point to the public sewer has not been indicated. The applicant should submit a detailed drainage layout plan, clearing indicating the on-site drainage and their relevant discharge points to the public sewer.

Environmental Health – No objections.

APPRAISAL

The principle of development has been agreed under application 16/505663/OUT and only matters of detail are up for consideration here.

Appearance / Landscaping

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I consider the dwelling itself is of an appropriate scale and a good standard of design. No proposed materials have been submitted as part of this application so I have included the relevant condition below to ensure these details are submitted to and approved by the Council. The development will front onto a private access road, and will be mainly screened from Church Lane by the existing bungalow, No. 82.

Amended plans were submitted showing the proposed landscaping to the front and rear of the bungalow. An apple tree is proposed to the front of the dwelling and a field maple to the rear. Overall, taking into account the design of the dwelling and the proposed landscaping, I consider the proposal will not adversely impact the street scene or surrounding area.

Layout / scale / amenity

The submitted plans show that there will be a distance of approximately 25m between the rear elevation and that of 5 Matthews Close. I note only 21m is required by the Council's SPG on domestic extensions. The proposal would be a minimum of 10m from the side elevation of 4 Matthews Close and the proposal is situated in such a way in relation to this neighbouring property that there would be no harm to residential amenity. I note windows are proposed in the flank walls of the development, which could potentially cause overlooking issues, and as such I have conditioned the windows to be obscure glazed to mitigate this. The front elevation of the proposal would be 23.4m from the main two storey rear elevation of 7 St. Stephens Close to the north which is a sufficient distance to prevent harm to residential amenity. The proposal would be 19.4m from 92 Church Lane and set at an angle to it which would result in minimal harm to residential amenity. There would be a gap of approximately 12.6m between the side elevation of the proposal and the rear elevation of the host property, 82 Church Lane, which I consider is a sufficient distance to prevent harm to residential amenity. The separation distance to 80 Church Lane is 22.3m which again prevents harm to residential amenity.

On the basis of the above, I consider the impact to residential amenity will be acceptable and will not give rise to any serious issues of overlooking or overshadowing for neighbouring properties. Therefore I believe the layout and scale of the development is acceptable.

Regarding the level of amenity provided for the future occupiers of the bungalow, I note the rear garden will be a minimum of approximately 8m in length. The Council typically requests rear gardens have a length of at least 10m, but taking into account the bungalow will have only 2 bedrooms, I consider the scale of the outside amenity space provided is adequate. The proposed accommodation in the bungalow is also acceptable in my opinion, and therefore I consider the proposal will offer a good standard of amenity for future residents.

Highways / parking / access

The development will provide two car parking spaces to the front of the dwelling, which is in accordance with the Kent Design Guide Review: Interim Guidance Note 3 20 November 2008 – Residential Parking), which states that 1.5 car parking spaces will be required in this location. The size of the spaces is in line with KKC requirements, and as such I believe the parking provision at the bungalow is acceptable.

The position of the dwelling and visibility splays is such that should the vehicles parked in the proposed car parking spaces enter the private access road in a forward or reverse gear, there would be no harm to highway safety or convenience in my opinion, especially when taking into account the very slow vehicle speeds on the private access road.

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Regarding the concern raised by a neighbour and seconded by the Parish Council about the new owners of the bungalow contributing to the cost of maintaining the access road, this is a civil matter and is not a material planning consideration, so therefore will not be discussed here.

Dust suppression

Environmental Health was consulted on the application and I note they had no objections to the submitted Dust Suppression document. As such, I consider the submitted document is acceptable. Notwithstanding this, it is required by a condition of the outline PP and cannot be dealt with under a reserved matters application, but rather by submission of details pursuant to conditions.

Foul and surface water

As shown by Southern Water's comments, the submitted plans do not show enough detail regarding foul and surface water disposal. This is dealt with by condition of the outline PP – see above.

Conclusion

Overall I consider the development is acceptable and will not give rise to any unacceptable impacts to residential or visual amenities. Therefore I recommend that the reserved matters should be approved.

RECOMMENDATION – Grant subject to the following conditions:

- (1) No development beyond the construction of foundations shall take place until details of the external finishing materials to be used on the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity.

- (2) The scheme of tree planting and landscaping shown on the submitted plans shall be carried out within 12 months of the completion of the development. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the area.

- (3) Before the development hereby permitted is first used, the proposed windows in the side elevations of the bungalow shall be obscure glazed and shall subsequently be maintained as such.

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

INFORMATIVES

- (1) The developer should contact Southern Water to arrange for a connection to the public sewerage system by calling 0330 303 0119.

Case Officer Megan Harris

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Case Officer Sign: MHarris	Date: 31.05.2018
Delegated Authority Sign: RB	Date: 31/5/18
PRINT NAME:	
TL/DM Countersign if refused:	Date: