

3.2 REFERENCE NO - 19/500129/FULL		
APPLICATION PROPOSAL Demolition of existing outbuilding. Erection of two storey side extension, rear infill extension and two detached two storey triple garages.		
ADDRESS Cripps Farm Plough Road Minster-on-sea Sheerness Kent ME12 4JH		
RECOMMENDATION Refuse		
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL The development would have an unsympathetic and incongruous presence that would detract from the character and appearance of the host dwelling and the intrinsic character and beauty of the surrounding countryside.		
REASON FOR REFERRAL TO COMMITTEE Called in by Cllr. Andy Booth		
WARD Sheppey East	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT D Buckley Ltd. AGENT DEVA Design
DECISION DUE DATE 25/03/19		PUBLICITY EXPIRY DATE 26/02/19

Planning History

SW/98/0554 Outbuildings comprising a wildlife shed a storage shed and a garage/hobby shed. Grant in 1998.

SW/98/0273 New vehicle access, conversion of barn to dwelling at Cripps Farm. (Amendments to approved scheme) Grant in 1998.

SW/98/0163 Replacement Dwelling Grant in 1998.

1. DESCRIPTION OF SITE

- 1.1 The application site comprises of a modern detached dwelling located on a large spacious plot on the north side of Plough Road and on the opposite side of the road is the residential development of Kingsborough Manor. The dwelling is of brick construction and set back from the road by approximately 15 metres. The original building at the site was a small cottage which was replaced following the grant of planning permission under application reference number SW/98/0163. This permission included a planning condition restricting further enlargement of the new dwelling in view of the Council’s rural restraint.
- 1.2 The surrounding area forms part of the open countryside as defined by the Local Plan. Appleyard Barn a detached dwelling lies approximately 25 metres to the east of the application property with open agricultural land to the west and north of the site.

2. PROPOSAL

- 2.1 The application proposes a two-storey side extension to the eastern flank of the building, a rear two-storey infill extension and two detached garages one at the front of the site and the other close to north eastern corner at the rear of the site. The side

extension would be approximately 4.3 metres wide and 11.3 metres deep including the front projection. The rear infill element proposed would be 2 metres in depth and 4.3 metres in width.

- 2.2 The proposal includes extending the building to the east at full ridge height, and transformation of the lower existing western roof slope into a full height barn hip, which would require raising of the flank walls on that elevation. A glazed central façade to the front elevation of the building would replace the existing front porch and the canopy above the existing bay windows is shown to be extended to match the appearance of the canopy above the newly formed front projection.
- 2.3 Both proposed triple garages would be designed to replicate the appearance of the host dwelling and would be constructed of facing brick work and finished with a barn hip roof. They would both be 10 metres wide, 7.2 metres deep and be 6 metres high to the ridge, with an eaves height of 2.4 metres. The garage buildings would have a barn hip roof to match the roof of the main dwelling with storage at first floor.

3. PLANNING CONSTRAINTS

- 3.1 The site lies in an area of Potential Archaeological Importance

4. POLICY AND CONSIDERATIONS

- 4.1 The National Planning Policy Framework (NPPF): Paragraphs 118, 124, 128, 130,131, are relevant.
Development Plan: The Swale Borough Local Plan 2017: Policies CP4, DM11 and DM14 Bearing Fruits 2031: The Swale Borough Local Plan 2017
Supplementary Planning Guidance: Paragraph 3.3 and 5.2 of Designing and Extension: A Guide for Householders' Supplementary Planning Guidance (SPG).

5. LOCAL REPRESENTATIONS

- 5.1 One representation has been received from a neighbour raising objection to the proposal on the following summarised grounds:

- Overdevelopment of site
- Incorrect boundary
- Access to Plough Road
- Garage location at frontage
- Residential caravan at rear
- Front boundary
- Paving of front garden

6. CONSULTATIONS

- 6.1 Minster Parish Council has raised objections to the application stating that “This is over-intensive development of the site. The proposed garages appear to show strong characteristics of potential future habitation”.

7. BACKGROUND PAPERS AND PLANS

- 7.1 The submission is accompanied by the following plans and drawings:
- DC/471 Existing Out Building Elevations
 - DC-462 Existing Elevations
 - DC-461 Site Location, Block and Existing Floor
 - DC-463 Proposed Floor Plans

- DC-464 Proposed Loft Floor and Section Plans
- DC-465 Proposed Elevations
- DC/466 Triple Garage, Plans and Elevations

8. APPRAISAL

- 8.1 The application site lies outside the built up area boundary of Minster where modest extensions and alterations to existing buildings are accepted. The main issues for consideration are the effect of the proposed extension on the character and appearance of the host property and the surrounding area, together with the impact of the proposed garages on the setting of the dwelling and the surrounding streetscene.
- 8.2 A relevant material consideration is Policy DM11 of the adopted Local Plan which states that the Council will permit extensions (taking into account any previous additions undertaken) to existing dwellings in rural areas where they are of an appropriate scale, mass and appearance in relation to the location i.e. modest extensions. Also of relevance is the Council's Supplementary Planning Guidance (SPG) for 'Designing an Extension: A Guide for Householders' which sets out the councils approach to the scale and design of extensions to existing buildings and it's a matter to which I attach significant weight. The SPG requires extensions to respect or reflect the character and appearance of the existing building. It further states that in the countryside extensions should not result in an increase of more than 60 percent of the original floorspace.

Visual Impact:

- 8.3 The application building is in a prominent position and can be seen from various locations within the street. It was built as a replacement for a much smaller dwelling granted permission in 1998 and as required by the SPG the resulting 43% uplift in floor area needs to be taken into account in determining this application. Increase in floor area is a useful approach in assessing proportionality, which is primarily an objective test based on size. The existing floor area is approximately 230 metres square, and the increase in the floor area that would result from this current application would be 197 metres square, including the second floor accommodation which would be contained within the new enlarged roofspace. This is significant when considering that the floor area of the existing dwelling was already a significant increase over the original dwelling, and the scheme currently proposed would result in a cumulative increase of approximately 140% percent over the former dwelling on this site. This would be contrary to the relevant guidance in the SPG. Further, I note the condition appended to the previous approval removing PD rights for the property in recognition of the significant increase in scale then approved, and in order to safeguard the amenities of the area and to prevent unnecessary development in the rural area.
- 8.4 In addition, the proposal includes altering the entire existing roof into a barn hip (carried across the new 2 storey side and rear infill extensions), which would not only substantially increase the size, but also alter the appearance of the existing building. Whilst I accept that the proposal would bring an overall symmetry to the building centred on a barn hip, and that design elements such as the central glazed entrance, canopy above bay windows and materials would resonate with the existing building, the resulting proportions of the house when viewed from public views from the front along Plough Road would appear overly large and incongruous. The scale of the proposed addition would dominate and subsume the character of the original building.
- 8.5 The Government attaches great importance to the design of the built environment. The revised National Planning Policy Framework (2018) states that good design is a key

aspect of sustainable development and advises that permission should be refused for development of poor design that fails to improve the character and quality of an area. Considering that the resulting building would be large and bulky, its scale and design would fail to respect the proportions of the existing dwelling, contrary to policy DM11 of the adopted local plan and the guidance in the SPG requiring extensions to respect or reflect the character and appearance of the existing buildings.

- 8.6 With respect to the proposed erection of the two detached triple garages, the Council expects garages and other outbuildings to be subservient in scale and position to the original dwelling and not impact detrimentally on the space surrounding buildings or the street scene by virtue of their scale, form or location. In this respect, garages or outbuildings that are set in front of the building line are not normally permitted. I acknowledge that the garages proposed are of a simple design and intended to be ancillary to the established residential use of the main dwelling at the site.
- 8.7 I concur with the concerns expressed by Minster Parish Council regarding the scale of the proposed garages and the fact that they appear to show strong characteristics of potential future habitation. The triple garage proposed to the front of the site would not be modest. The scale, location and height of the garage building would introduce a prominent and intrusive structure at the front of the site that would be harmful to the visual amenities of the existing streetscene and surrounding countryside.
- 8.8 The second triple garage building which is proposed approximately 25 metres from the rear of the building, and at the north eastern corner of the site is designed to replicate the appearance of the host dwelling. Members would note that although large, due to the separation distance from the dwellinghouse it would not have any significant adverse impact on the space surrounding the property, or have any adverse impacts on the amenities of the neighbour at Appleyard Barn. This element of the application is considered acceptable.

Other Matters

- 8.9 The comments received from the neighbour at Appleyard Barn have been addressed in the main appraisal section of this report. This neighbour has also raised concerns regarding the access to Plough Road, residential caravan at rear of the site and paving of the front garden, however, these are not matters that can be taken into account in determining this application.

9. CONCLUSION

- 9.1 I therefore conclude that the proposed development would result in significant harm to the character and appearance of the existing dwelling and the surrounding area. Accordingly, the proposal would conflict with Policies CP4, DM11, and DM14 of the adopted Swale Borough Local Plan (2017) and would be contrary to the relevant guidance in the Council's SPG for residential extensions, in particular paragraph 3.3 and 5.2 and objectives of the revised National Planning Policy Framework (2018) to secure high quality design in all development.

10. RECOMMENDATION

REFUSE for the following reasons:

- (1) The proposed alterations to the existing dwelling by reason of the resultant imposing bulk would constitute an unsympathetic, incongruous and harmful addition that would detract from the character and appearance of the host dwelling and visual amenities of the surrounding countryside. The development would therefore be contrary to Policies

CP4, DM11, and DM14 of the adopted Swale Borough Local Plan (2017), paragraph 3.3 of the Council's Supplementary Planning Guidance (SPG) for 'Designing an Extension and relevant guidance in the revised NPPF.

- (2) The proposed detached triple garage by reason of its siting forward of the principal elevation of the dwelling would be prominent and incongruous in a manner detrimental to the setting of the dwelling and the visual amenities of the surrounding area. It would be contrary to policies CP4 and DM14 of the adopted Swale Borough Local Plan (2017), the relevant guidance in the revised NPPF and para. 5.2 of the Council's Supplementary Planning Guidance (SPG) for 'Designing an Extension.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

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.

